



Staff Reports Details (With Text)

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Title: California State Lands Commission Lease Amendment for Main Street Boat Dock

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Attachments: 1. ATCH 1 - Resolution, 2. ATCH 2 - Amendment of Lease, 3. ATCH 3 - Project Location Map

Date	Ver.	Action By	Action	Result
4/4/2017	1	CITY COUNCIL OF THE CITY OF NAPA	approved	Pass

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:

California State Lands Commission Lease Amendment for Main Street Boat Dock

RECOMMENDED ACTION:

Adopt a resolution approving Lease Amendment PRC 7636.1 with the California State Lands Commission for the operations and management for commercial watercraft services and endorsement of a Sublease at Main Street Boat Dock and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

DISCUSSION:

In December 2012, Napa City Council allocated \$1.5 million to construct a new 176-foot-long, 10-foot-wide boat dock on the west bank of the Napa River beneath the Napa Riverfront development. The City entered into a lease agreement with the California State Lands Commission on December 5, 2012 which granted the City a 25-year Lease for general public agency use covering specified State lands situated in the Napa River in City of Napa, at no cost to the City.

After the dock construction was completed, the Parks and Recreation Services Department received interest from potential commercial watercraft operators to use the Main Street Boat Dock. A Request for Proposals was issued to invite qualified operators to submit proposals for use of the facility, as well as identify a potential dock master that could oversee the operations and management of the facility. Tideline Marine Group was selected as a result of the process and City Council has approved the Operating and Management Agreement for the Main Street Boat Dock. In order to execute the agreement with Tideline Marine Group, and to permit commercial operations at the Main Street Boat

Dock, the City's lease with the California State Lands Commission requires an amendment.

The 25-year term lease contains amended General and Special Provisions authorizing commercial watercraft services on the Boat Dock, including both motorized and non-motorized watercraft. The City shall pay rent of \$800 annually to the California State Lands Commission and rent is to be adjusted annually by reference to the Consumer Price Index (CPI).

FINANCIAL IMPACTS:

There is an annual cost associated with the execution of the Lease Amendment in the amount of \$800.00 (adjusted annually using CPI) paid to the California State Lands Commission. The administrative costs to the City are already accounted for in the yearly operations, operator oversight and maintenance budget for the Boat Dock.

CEQA:

City staff recommends that the City Council determine that the potential environment effects of the Recommended Action described in this Agenda Report were adequately analyzed by the Initial Study/Mitigated Negative Declaration for the Main Street Boat Dock Project approved by the City Council on February 1, 2011, by Resolution R2011 28, pursuant to CEQA Guidelines Section 15162.

DOCUMENTS ATTACHED:

Attachment 1: Resolution
Attachment 2: Amendment of Lease
Attachment 3: Project Location Map

NOTIFICATION:

None.