

MINUTE ITEM

10. APPLICATION FOR LEASE OF TIDE AND SUBMERGED LAND, HUMBOLDT BAY, ADJACENT TO THE SANDA PENINSULA, HUMBOLDT COUNTY, CROWN SIMPSON PULP COMPANY - W O. 5370, P.R.C. 3303.1.

After consideration of Calendar Item 23 attached, and upon action duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO ISSUE TO THE CROWN SIMPSON PULP COMPANY A 15-YEAR LEASE ON TWO PARCELS OF TIDE AND SUBMERGED LAND IN HUMBOLDT BAY, HUMBOLDT COUNTY, AT AN ANNUAL RENTAL OF \$2,144.88, FOR THE CONSTRUCTION OF A PIER AND MOORING DOLPHINS, THE LEASE TO PROVIDE FOR THREE RENEWAL OPTIONS OF 10 YEARS EACH, SUBJECT TO SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT THEN IMPOSE, AND TO REQUIRE A SURETY BOND IN THE AMOUNT OF \$25,000. THE PARCELS ARE DESCRIBED AS FOLLOWS:

PARCEL "A"

A PARCEL OF TIDE AND SUBMERGED LAND IN HUMBOLDT BAY, SITUATE NEAR THE CITY OF EUREKA, HUMBOLDT COUNTY, CALIFORNIA, BOUNDED ON THE EAST BY THE U. S. PIERHEAD LINE AS SAME IS SHOWN ON A MAP OF "HARBOR LINES FOR HUMBOLDT HARBOR AND BAY", DATED 1 AUGUST 1957 AND PREPARED BY THE U. S. CORPS OF ENGINEERS; BOUNDED ON THE WEST BY THE ORDINARY LOW WATER MARK OF HUMBOLDT BAY; BOUNDED ON THE SOUTH BY A LINE THAT BEARS S. 73° 22' E. AND IS DISTANT SOUTH 2,658.47 FEET FROM THE CORNER COMMON TO SECTIONS 20, 21, 29, AND 28, T. 5 N., R. 1 W., H.B.M., AND BOUNDED ON THE NORTH BY A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF THIS DESCRIPTION AND DISTANT NORTHERLY AT RIGHT ANGLES THEREFROM 811.04 FEET; SAID PARCEL CONTAINING 6.5 ACRES MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND IN HUMBOLDT BAY, SITUATE NEAR THE CITY OF EUREKA, HUMBOLDT COUNTY, CALIFORNIA; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A COURSE OF THE U. S. PIERHEAD LINE, SAID COURSE SHOWN AS HAVING A BEARING OF N. 14° 39' 36" E. AND A DISTANCE OF 4,646.5 FEET ON A MAP OF "HARBOR LINES HUMBOLDT BAY, CALIFORNIA, U. S. ENGINEERS OFFICE, SAN FRANCISCO, CALIFORNIA - SEPTEMBER 29, 1938 - FILE 5 DIV. 4 SHEET 6", SAID POINT BEARS EAST 811.8 FEET AND S. 70° E. 530 FEET MORE OR LESS FROM THE CORNER COMMON TO SECTIONS 20, 21, 28, AND 29, T. 5 N., R. 1 W., H.B.M.; THENCE SOUTHERLY ALONG THE ABOVE-MENTIONED PIERHEAD LINE 45 FEET; THENCE LEAVING THE PIERHEAD LINE N. 73° 22' W. 25 FEET; THENCE NORTHERLY PARALLEL WITH SAID PIERHEAD LINE 140 FEET; THENCE N. 73° 22' W. 300 FEET MORE OR LESS TO THE ORDINARY LOW WATER MARK OF HUMBOLDT BAY; THENCE NORTHERLY ALONG SAME 40 FEET; THENCE LEAVING THE ORDINARY LOW WATER MARK S. 73° 22' E. 290 FEET; THENCE NORTHERLY PARALLEL WITH THE PIERHEAD LINE 275 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE WHICH BEARS N. 70° W. FROM THE POINT OF BEGINNING; THENCE S. 70° E. APPROXIMATELY 40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6 ACRE MORE OR LESS.

Attachment
Calendar Item 23 (2 pages)

11,236

CALENDAR ITEM

23.

APPLICATION TO LEASE TIDE AND SUBMERGED LAND, HUMBOLDT BAY, ADJACENT TO THE SAMOA PENINSULA, HUMBOLDT COUNTY; CROWN SIMPSON PULP COMPANY - W.O. 5370.

Crown Simpson Pulp Company, planning to build a pulping plant on the Samoa Peninsula near Eureka, has applied to lease two parcels of tide and submerged land in Humboldt Bay, Humboldt County (see Exhibit "A"), on which will be constructed a pier and dolphins necessary to the upland development.

The two parcels contain a total of 7.1 acres, 6.5 acres of which will be used for the new construction, and 0.6 acre of which will cover a pier which existed at the time Crown Simpson Pulp Company purchased the property.

The new dock will be 500 feet long and 70 feet wide, set on treated piling, and will be able to support heavy equipment necessary to unload wood chips from deep-water vessels. It will be connected to the mainland by a 320-foot causeway.

The old dock varies from 25 feet to 40 feet in width, is 455 feet long, and is connected to the mainland by a 300-foot causeway. The construction and design of this dock is not suitable for the use proposed by Crown Simpson.

This lease is necessary to complete plans initiated under Dredging Permit P.R.C. 3211.1, issued December 4, 1964, to Crown Zellerbach Corporation, which allowed dredging of the subject parcels.

The U. S. Army Corps of Engineers has stated that because the proposed construction is landward of the Pierhead Line, no permit from that body is required.

Based on a staff appraisal, the annual rental would be \$2,144.88. A performance bond of \$25,000 would be required.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE EXECUTIVE OFFICER TO ISSUE TO THE CROWN SIMPSON PULP COMPANY A 15-YEAR LEASE ON TWO PARCELS OF TIDE AND SUBMERGED LAND IN HUMBOLDT BAY, HUMBOLDT COUNTY, AT AN ANNUAL RENTAL OF \$2,144.88, FOR THE CONSTRUCTION OF A PIER AND MOORING DOLPHINS, THE LEASE TO PROVIDE FOR THREE RENEWAL OPTIONS OF 10 YEARS EACH, SUBJECT TO SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MIGHT THEN IMPOSE, AND TO REQUIRE A SURETY BOND IN THE AMOUNT OF \$25,000. THE PARCELS ARE DESCRIBED AS FOLLOWS:

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CALENDAR ITEM 23. (CONTD.)

SOUTH BY A LINE THAT BEARS S. 73° 22' E. AND IS DISTANT SOUTH 2,658.47 FEET FROM THE CORNER COMMON TO SECTIONS 20, 21, 29, AND 28, T. 5 N., R. 1 W., H.B.M., AND BOUNDED ON THE NORTH BY A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF THIS DESCRIPTION AND DISTANT NORTHERLY AT RIGHT ANGLES THEREFROM 811.04 FEET; SAID PARCEL CONTAINING 6.5 ACRES MORE OR LESS.

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