

MINUTE ITEM

This Calendar Item No. C8.  
was approved as Minute Item  
No. 8 by the State Lands  
Commission by a vote of 2  
to 0 at its 12-20-79  
meeting.

CALENDAR ITEM  
C8.

12/79  
WP 194  
De La Cruz  
PRC 194

ASSIGNMENT OF GENERAL LEASE  
INDUSTRIAL USE.

ASSIGNOR: E. R. Sudden  
Arena Cove Fish Company  
Point Arena, California 95468

ASSIGNEE: Marianita Sudden  
Arena Cove Fish Company  
Point Arena, California 95468

AREA, TYPE LAND AND LOCATION:  
A 0.946 acre, parcel of tide and submerged  
land in the Pacific Ocean at Arena Cove,  
County of Mendocino.

LAND USE: Operation and maintenance of a commercial  
fish-receiving dock.

TERMS OF ORIGINAL LEASE:  
Initial period: 10 years from October 28,  
1975.

Renewal options: One successive period  
of 10 years.

Surety bond: \$5,000.

Public liability insurance: \$300,000 per  
occurrence for bodily  
injury and \$50,000 for  
property damage.

Consideration: \$450 with 5-year review.

CONSIDERATION: \$450 per annum with the State reserving  
the right to fix a different rental on  
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:  
\$450 minimum rental for this type of lease.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is owner of upland.

Processing costs have been received.

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S 2

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STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The assignor, Mr. E. R. Sudden is in poor health. As an alternative to a testamentary trust provided in his will, Mr. Sudden has executed a lifetime trust agreement authorizing his wife, Marianita Sudden to operate the business located within the lease parcel.
2. Marianita Sudden has taken an active role in managing the Point Arena Cove property and does fully intend to fulfill the lease obligations.
3. This transaction is exempt from CEQA because it is not considered a development project within the meaning of CEQA and implementing regulations.  
Authority: 2 Cal. Adm. Code 2903(d).
4. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class B, which authorizes Limited Use.

Staff review indicates that there will be no significant effect upon the identified environmental values. This is an existing facility for which no adverse comments have been received.

5. This project is exempt from Article 6.5 of P.R.C. 21065, 14 CAL. ADM. CODE 15037 AND 2 CAL. ADM. CODE 2903(d) because this transaction is not considered a development project.

EXHIBITS:                      A. Land Description.                      B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21065, 14 CAL. ADM. CODE 15037 AND 2 CAL. ADM. CODE 2903(d).

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2. DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE BECAUSE THIS PROJECT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503, OF TITLE 2, OF THE CAL. ADM. CODE AND SECTION 30105 OF THE P.R.C.
3. FIND THAT GRANTING THIS ASSIGNMENT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
4. AUTHORIZE APPROVAL OF AN ASSIGNMENT FROM E. R. SUDDEN TO MARIANITA SUDDEN OF LEASE PRC 194.1 TO BE EFFECTIVE UPON EXECUTION BY THE STATE.

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EXHIBIT "A"

WP 194

A parcel of tide and submerged land situated in Arena Cove, County of Mendocino, State of California, being located in Section Eleven (11), as projected, of T12N, R17W, M.D.M., said land being particularly described as follows:

COMMENCING at a 3/4" diameter iron pipe monument in the center of the railway track leading from Point Arena Cove wharf to warehouse, from which monument a 3/4" diameter iron pipe bears S 64° 08' E, 376.02 feet distant, and also from which monument the corner common to Sections 11, 12, 13 and 14, T12N, R17W, M.D.M., bears S 50° 39' 30" E, 1958.26 feet distant; thence from said point of commencement, N 53° 13' E, 89.04 feet to a point from which a 10" galvanized boat spike, near the Northeast corner of the Coast Guard Boat House, bears N 5° 45' W, 38.00 feet distant; thence S 84° 15' W, 130.00 feet, more or less, to a point on the ordinary high water mark of the Pacific Ocean, being the TRUE POINT OF BEGINNING; thence from said true point of beginning

- 1) S 83° 17' W, 385 feet
- 2) S 06° 43' E, 105 feet.
- 3) N 83° 17' E, 400 feet,

more or less, to the ordinary high water mark of the Pacific Ocean; thence northerly along said ordinary high water mark to the point of beginning.

END OF DESCRIPTION

Prepared R. L. Blake Checked W. W. [Signature]  
Reviewed W. W. [Signature] Date 3/22/76

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FORT TAGG

± 38 MILES

EXHIBIT "B"

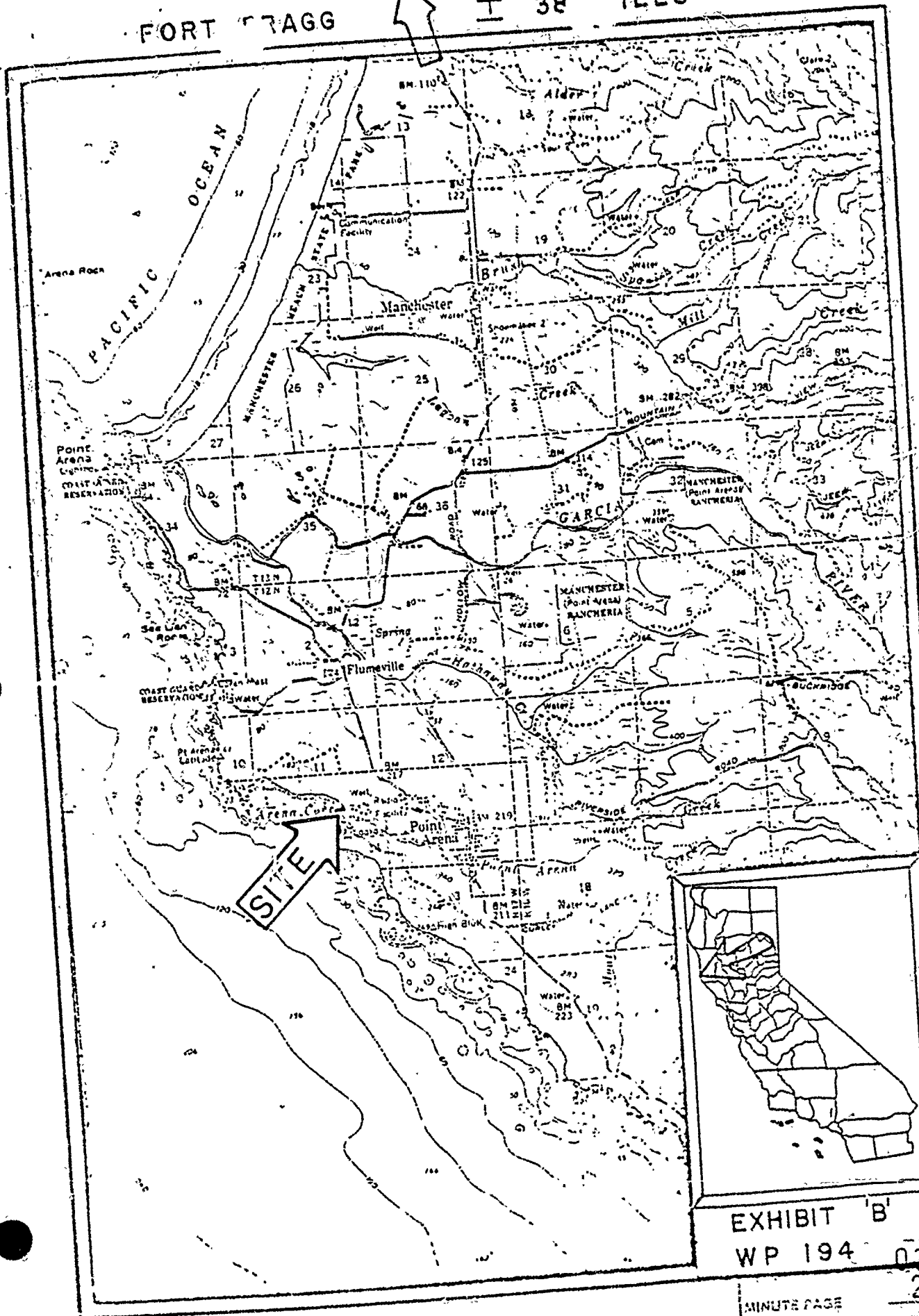


EXHIBIT 'B'

WP 194 030

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