

MINUTE ITEM:

This Calendar Item No. C13  
was approved as Minute Item  
No. 13 by the State Lands  
Commission by a vote of 2  
to 0 at its 11/23/81  
meeting.

CALENDAR ITEM

C 13

11/23/81  
WP 145  
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AMENDMENT AND RENT REVIEW OF A  
GENERAL LEASE - COMMERCIAL USE

APPLICANT: Robert D. Hallmark  
P. O. Box 123  
Trinidad, California 95570

AREA, TYPE LAND AND LOCATION:  
A 0.73-acre parcel of tide and submerged  
land in Trinidad Bay, Humboldt County.

TERMS OF CURRENT LEASE:  
Initial period: 14 years from March 8,  
1970.  
Surety bond: \$3,000.  
Public liability insurance: \$200,000/250,000  
per occurrence for bodily  
injury and \$50,000 for  
property damage.  
Consideration: \$300 per annum with a  
five-year review.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2005.

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

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13;  
Div. 20.  
B. Cal. Adm. Code: Title 14, Div. .

AB 884: N/A.

OTHER PERTINENT INFORMATION:  
1. By Calendar Item No. 07 on May 27,  
1976, the State Lands Commission granted  
authorization of Lease PRC 745.1, a  
14-year General Lease - Commercial  
Use, from March 8, 1970 to Robert D.

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Hallmark, executor of the estate of Neva Hallmark. Mrs. Neva Hallmark, the original applicant, died while the application was being processed.

The original lease area encompassed a 0.610-acre parcel. The applicant is seeking approval of an expanded lease area consisting of a 0.73-acre to include a boat launch.

2. Staff's valuation analysis indicates that the new annual rental should be set at \$920 per annum beginning March 8, 1982.

The lessee was notified of the new rental rate within the time constraints set by this lease.

3. An EIR is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907, Class 1(B), which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
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 OF THE LEASE WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.

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4. AUTHORIZE APPROVAL OF A NEW LEASE DESCRIPTION AND APPROVE SETTING THE NEW ANNUAL RENTAL FOR P.R.C. 745.1 AT \$920 FOR THE TWO-YEAR PERIOD BEGINNING MARCH 8, 1982 OF A 14-YEAR GENERAL LEASE - COMMERCIAL USE FROM MARCH 8, 1970, FOR OPERATION AND MAINTENANCE OF A EXISTING MARINA FACILITY ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

WP 745

Three (3) parcels of land in the State-owned bed of Trinidad Bay, Humboldt County, California, lying adjacent to fractional Section 26, T8N, R1W, HM, more particularly described as follows:

PARCEL 1

A parcel of tide and submerged land lying immediately beneath and extending 10.0 feet from all sides of an existing pier situated between Trinidad Head and Little Head.

PARCEL 2

A strip of submerged land, 36.0 feet in width, encompassing a floating dock and supporting cables, the center line of said strip being described as follows:

BEGINNING at a point on the easterly side of the existing pier described in Parcel 1 which lies 255.0 feet southerly from the landward end of said pier; thence southeasterly 155 feet, more or less, to Spanish Rock and the point of termination.

PARCEL 3

A strip of land 28 feet wide and lying 14 feet on each side of the following described center line:

COMMENCING at an iron pipe designated "22" as shown on the Record of Survey recorded in Book 19 of Surveys at page 126, records of said county; thence S 05° 05' 56" E, 295.39 feet; thence S 64° 30' E, 28.75 feet; thence S 24° 03' 30" W, 106 feet to the TRUE POINT OF BEGINNING of said strip; thence S 64° 30' E, 185 feet to end of said strip.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED MARCH 27, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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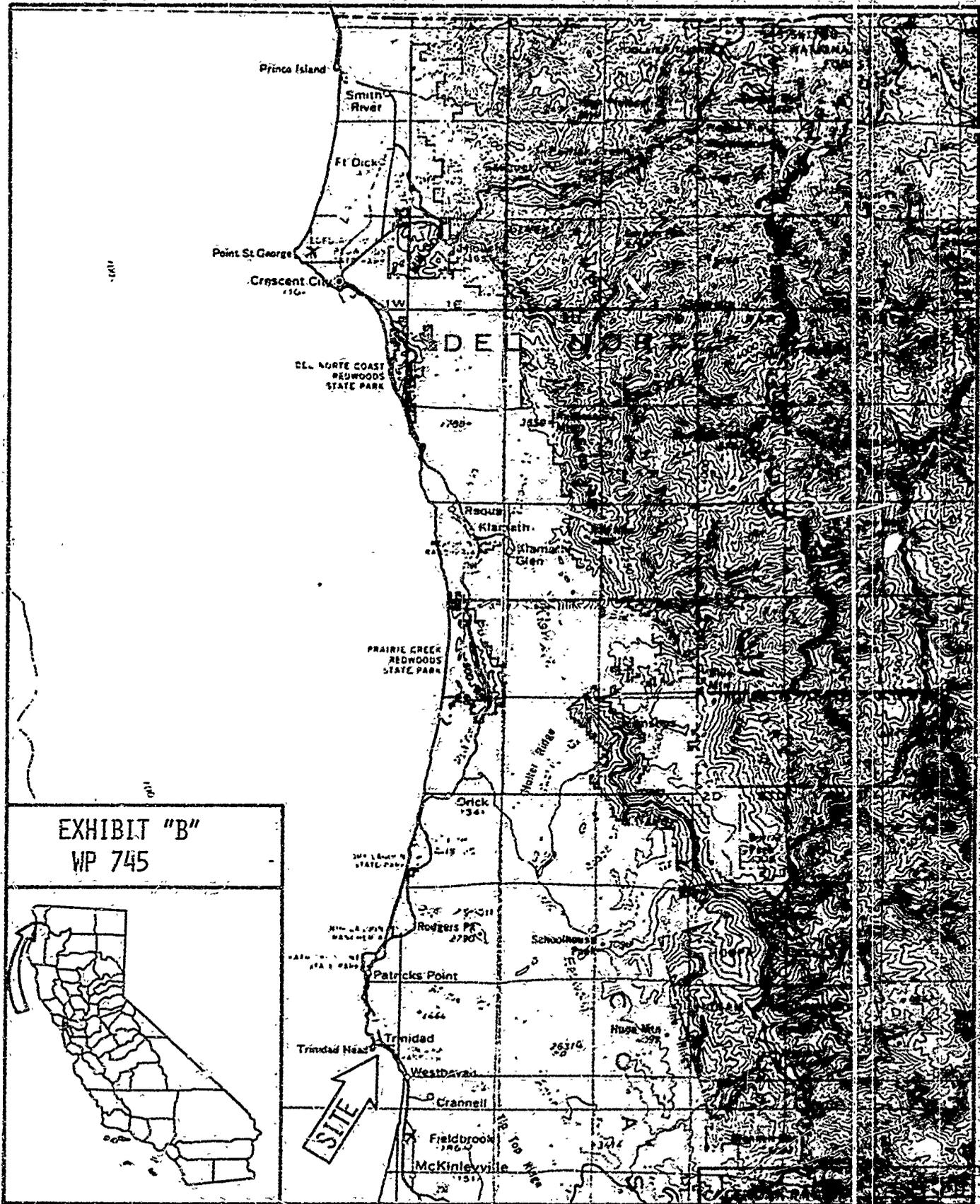


EXHIBIT "B"  
WP 745



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