MINUTE ITEM
This Calendar Item No. C20
was approved as Minute Item
No. 20 by the State Lands
Commission by a vote of 3
to 0 at its 7/10/89
meeting

CALENDAR ITEM
C20

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07/10/89
G 04-02.10
N. Smith
Simmons

APPROVAL OF TWO (2) LEASES UNDER
CHAPTER 1095, STATUTES OF 1978
GRANTED LANDS - CITY OF EUREKA

LESSOR: City of Eureka
531 "K" Street
Eureka, California 95501

LESSEES: Caito Seafoods, Inc.
P.O. Box 1370
Fort Bragg, California 95437

California Shellfish, Inc.
P.O. Box 1386
Santa Rosa, California 95402

BACKGROUND:

As provided for by Chapter 1095, Statutes of 1978, all leases or permits for the use of granted tide and submerged lands that are to be entered into or issued by the City of Eureka in excess of one year in duration, shall not be valid without the prior written approval of the State Lands Commission. The statute further provides that the Commission shall have 60 days after submittal of a proposed lease or permit in which to approve or disapprove such lease or permit.

The City has requested the State Lands Commission to approve the following leases:

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Caito Seafoods, Inc. - Terms of Lease

LAND USE: Fish-buying station.

Initial period: Five years beginning November 1, 1988.

Renewal options: One additional five-year term.

Public liability insurance: Aggregate coverage of $500,000.

Consideration: $550 per month, subject to adjustment commencing at the second year and each year thereafter, based on the increase in the general cost of living index.

Security Deposit: $1,650 (one fiscal quarter's rent).

California Shellfish, Inc. - Terms of Lease

LAND USE: Parcel 1 - Storage of related gear and equipment.
Parcel 2 - Fish-buying station.

Initial period: Parcel 1: month-to-month and terminating upon 30 days written notice from the City, beginning November 1, 1988.

Parcel 2: Five years, beginning November 1, 1988.

Renewal options: One additional five-year term as to Parcel 2.

Public liability insurance: Aggregate coverage of $500,000.

Consideration: Parcel 1 - $500 per month, Parcel 2 - $3,200 per month, subject to adjustment commencing at the second year and each year thereafter, based on the increase in the general cost of living index.

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Security Deposit: $11,000 (one fiscal quarter's rent).

The staff of the Commission has reviewed the two (2) lease agreements and believes that the agreements are fair and reasonable, and that the consideration is equitable.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegatio of authority and the State CEQA Guidelin (14 Cal. Code Regs. 15061), the staff as determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, 2 Cal. Code Regs 2905(a)(2).

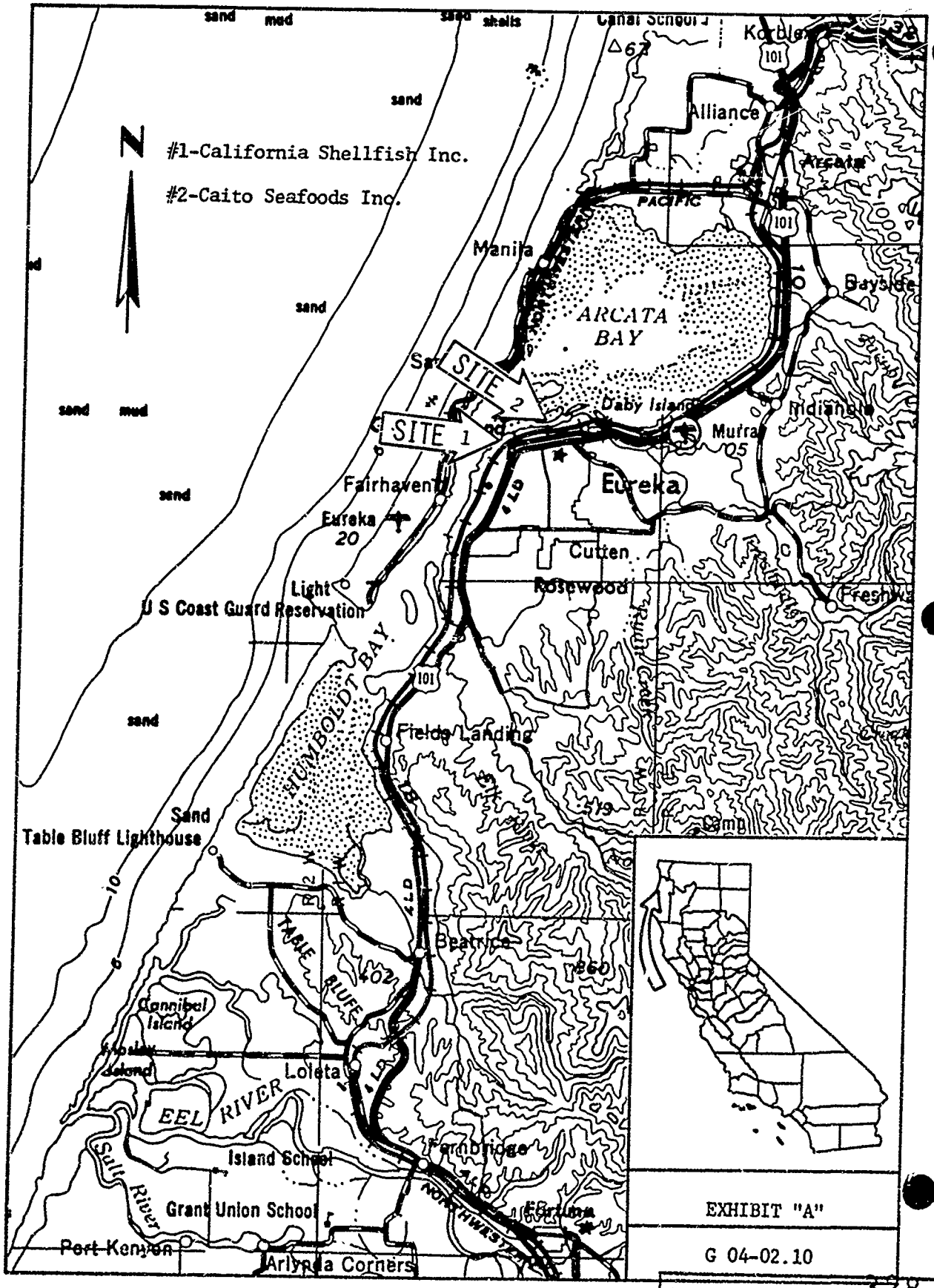
   Authority: P.R.C. 21084, 14 Cal. Code Regs. 15300, and 2 Cal. Code Regs. 2905.

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. CODE REGS. 2905(a)(2).

2. APPROVE THE TWO (2) LEASES IN SUBSTANTIALLY THE SAME FORM AS IS ON FILE IN THE PRINCIPLE OFFICE OF THE COMMISSION BETWEEN THE CITY OF EUREKA, AND (1) CAITO SEAFOODS, INC., AND (2) CALIFORNIA SHELLFISH, INC., COVERING GRANTED LANDS LOCATED IN THE CITY OF EUREKA, HUMBOLDT COUNTY.



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