

**CALENDAR ITEM
C36**

A 7
S 2

06/21/13
W 25443
D. Oetzel

GENERAL LEASE - DREDGING

APPLICANT:

David Schneider
990 West Waterfront Drive
Eureka, CA 95501

AREA, LAND TYPE, AND LOCATION:

Sovereign lands granted to the City of Eureka, minerals reserved, adjacent to the Schneider Dock along the eastern shore of the North Humboldt Bay Channel in the City of Eureka at 990 West Waterfront Drive, Humboldt County.

AUTHORIZED USE:

Maintenance dredge a maximum of 6,000 cubic yards of material over the term of the lease within Humboldt Bay at the Schneider Dock to maintain a navigable depth. Dredged material will be disposed of at the Humboldt Waste Management Authority transfer station who will transport it to an approved landfill, or the material will be transported directly from the site to an approved landfill and/or other U.S. Army Corps of Engineers' approved disposal sites.

LEASE TERM:

10 years, beginning June 21, 2013.

CONSIDERATION:

No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

OTHER PERTINENT INFORMATION:

1. The purpose of the maintenance dredging is to restore and maintain sufficient draft depth for moorage and shipping operations to continue at the dock.
2. Built in 1994 by David Schneider, Schneider Dock is used in conjunction with the 16-acre Intermodal Facility for the storage, import and export of various types of cargo. Vessels from the U.S. Navy, National Oceanic and

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Atmospheric Administration, U.S. Army Corps of Engineers, as well as local, regional and international traffic utilize the Schneider Dock & Intermodal Facility. No dredging has occurred since the dock was built, primarily due to its close proximity to the Humboldt Bay Channel.

3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

None

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
Humboldt Bay Harbor District
North Coast Regional Water Quality Control Board
California Conservation Corps

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

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SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize the issuance of a General Lease – Dredging to David Schneider, beginning June 21, 2013, for a term of 10 years, to dredge a maximum of 6,000 cubic yards of material during the lease term within the North Humboldt Bay Channel at the Schneider Dock to maintain a navigable depth. Dredged material will be disposed of at the Humboldt Waste Management Authority transfer station for transport to an approved landfill, or the material will be transported directly from the site to an approved landfill, and/or other U.S. Army Corps of Engineers' approved disposal sites. Such permitted activity is contingent upon the Applicant's compliance with applicable permits, recommendations, or limitations issued by federal, State, and local governments. No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

EXHIBIT A

W 25443

LAND DESCRIPTION

A parcel of tide and submerged land lying in the bed of the Humboldt Bay Channel and within the lands granted to the City of Eureka pursuant to Chapter 225, Statutes of 1945, County of Humboldt, State of California and more particularly described as follows:

BEGINNING at the point having CCS 83 Zone 1 coordinates of Northing (Y) = 2181068.52 feet and Easting (X) = 5956249.18 feet; thence the following four (4) courses:

- 1) North 61° 40' 30" West 60.72 feet;
- 2) North 25° 02' 06" East 361.46 feet;
- 3) North 37° 36' 06" East 190.39 feet;
- 4) South 61° 40' 07" East 50.78 feet;
- 5) South 28° 19' 34" West 548.76 feet to the point of beginning.

END OF DESCRIPTION

Prepared 05/08/13 by the California State Lands Commission Boundary Unit

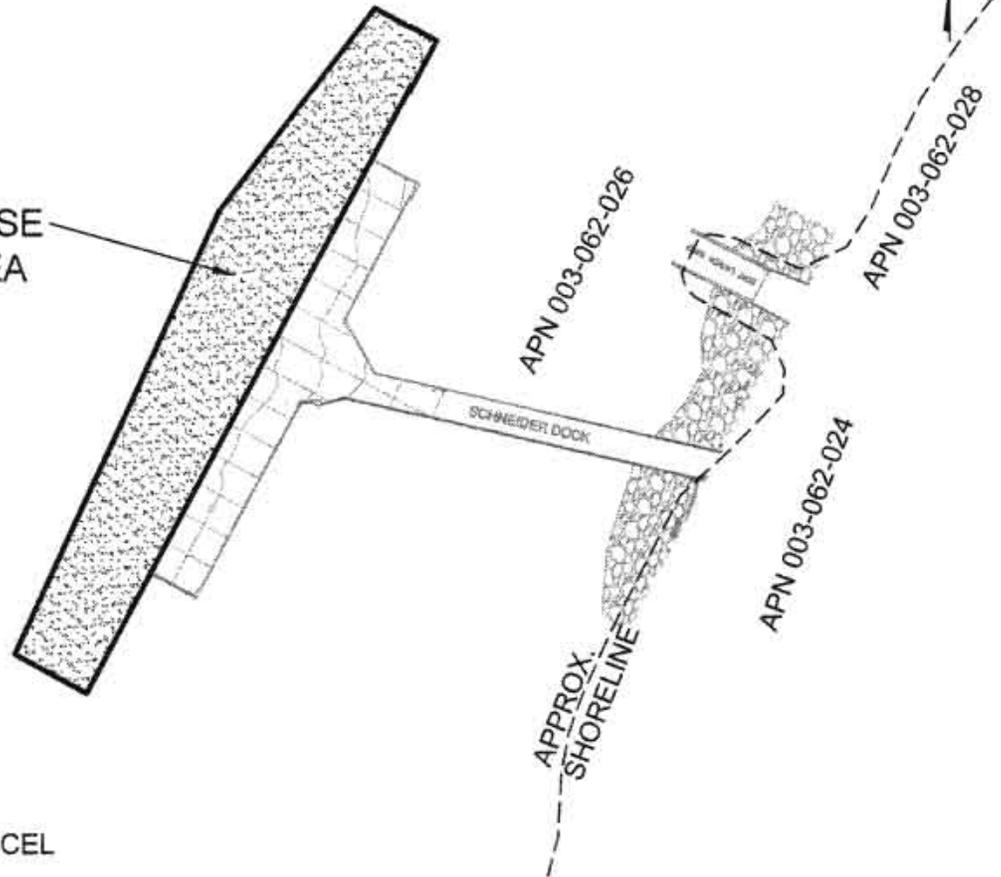


NO SCALE

SITE

HUMBOLDT BAY CHANNEL

LEASE AREA

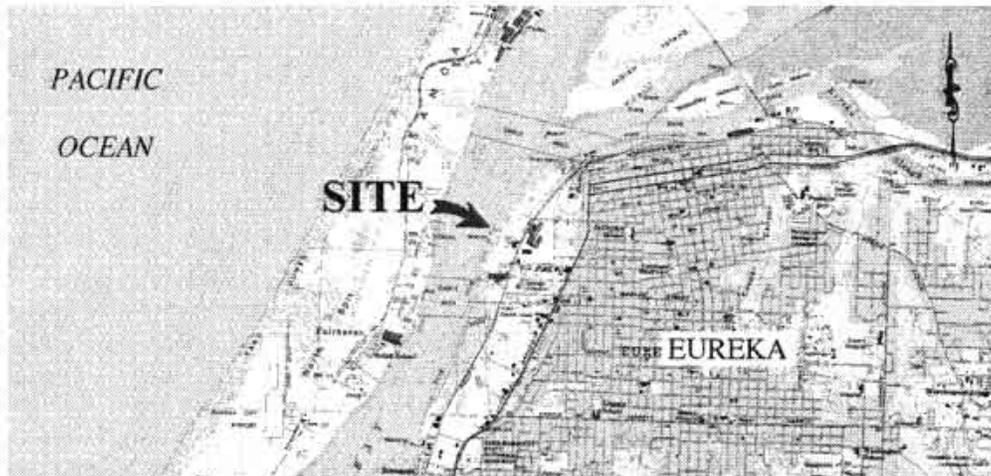


- DREDGING PARCEL

990 WEST WATERFRONT DRIVE, EUREKA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 25443
 SCHNEIDER DOCK
 APNs 003-062-026, 024 & 028
 GENERAL LEASE -
 DREDGING
 HUMBOLDT COUNTY



TS 05/08/13

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.