

MINUTE ITEM

This Calendar Item No. C09  
was approved as Minute Item  
No. 9 by the State Lands  
Commission by a vote of 3  
to 0 at its 5/7/84  
meeting.

CALENDAR ITEM

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05/07/84  
W 23362  
Lane  
PRC 6617

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GENREAL LEASE - RIGHT-OF-WAY USE

APPLICANT: California Fish Growers, Inc.  
350 Townsend Street, Suite 300  
San Francisco, California 94107

AREA, TYPE LAND AND LOCATION:  
A 0.023 acre parcel of tide and submerged land  
in the Pacific Ocean at Estero Americano,  
Sonoma County.

LAND USE: Maintenance and use of saltwater intake lines  
to support a fish farm operation.

TERMS OF PROPOSED LEASE:  
Initial period: 5 years from April 1, 1984.

Surety bond: \$1,000.

Public liability insurance: Combined  
single limit coverage of  
\$200,000.

CONSIDERATION: \$100 per annum.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:  
Applicant is lessee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
filing fee has been received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6

CALENDAR ITEM NO. 009 (CONT'D)

AB 884.

10/23/84.

OTHER PERTINENT INFORMATION:

1. The Commission, as Minute Item 14, at its March 23, 1982 meeting approved a Right-of-Way Lease for use of a 0.528 acre parcel to construct intake and outfall water pipelines to support an onshore fish farm facility. That lease was issued on April 19, 1982. Later, per Calendar Item 7 on February 28, 1983, the Commission extended the construction limiting date to March 31, 1986. The lessee wishes to retain that lease for the future permanent construction of the pipelines.

Because the Fish Farm project has been scaled down for the present time to a pilot project, the applicant plans to place (2) 36 inch suction lines 800 feet east of the current lease area which lead to a portable pump located on the upland. Waterward, the lines terminate at a pair of specially designed intake screens, approved by Department of Fish and Game, and are supported by flotation buoys, which are anchored in place.

2. A Negative Declaration was prepared and adopted for this project by Sonoma County Planning Department. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.L.C. 6370, et seq. 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:

CALENDAR ITEM NO. 009 (CONT'D)

Sonoma County Planning Commission, United State  
Army Corps of Engineers, Regional Water Quality  
Control Board, Department of Fish and Game and  
Coastal Commission.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY SONOMA COUNTY PLANNING DEPARTMENT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ISSUANCE TO CALIFORNIA FISH GROWERS, INC. OF A 5-YEAR GENERAL LEASE - RIGHT-OF-WAY USE FROM APRIL 1, 1984; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100, PROVISION OF A \$1,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE COMBINED SINGLE LIMIT COVERAGE OF \$200,000; FOR MAINTENANCE AND USE OF SALTWATER INTAKE LINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

EXHIBIT "A"

LAND DESCRIPTION

W 23362

A parcel of tide and submerged land 10 feet wide in Estero Americano, Sonoma County, California, lying approximately 800 feet northeast of the mouth of said Estero Americano and 5 feet on each side of the following described centerline:

COMMENCING at a 1/2" iron pipe and tag on the westerly boundary of the Bettarini lands, said pipe being the southerly end of that certain course bearing S 24° 12' 43" E 237.60 feet as shown on that "Record of Survey for Amos Simpson" filed in Book 114 of Maps, page 24, in the Sonoma County Records Office; thence S 34° 25' 04" E 5501.21 feet to a point on the north shore of Estero Americano and the TRUE POINT OF BEGINNING: thence S 34° 25' 04" E 100 feet and the end of the herein described line.

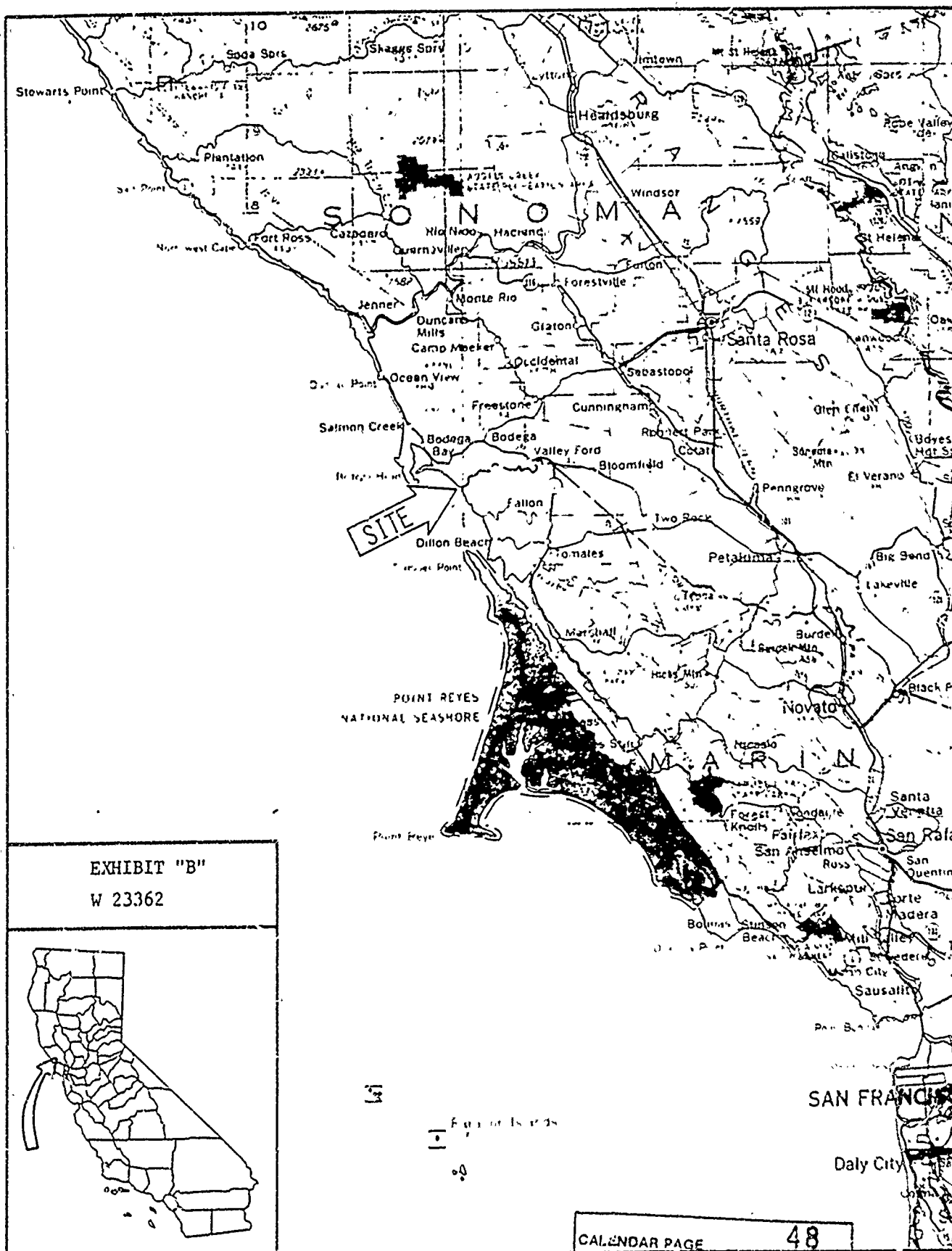
EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark.

This description is based on the California Coordinate System, Zone 2.

END OF DESCRIPTION

PREPARED MARCH 30, 1984 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

CALENDAR PAGE	47
MINUTE PAGE	765



# NOTICE OF NEGATIVE DECLARATION AND PUBLIC HEARING

## DESCRIPTION OF PROJECT:

NOTICE IS HEREBY GIVEN that a Use and Coastal Permit Application has been filed with the Sonoma County Department of Planning for

Fish farm to produce 125 w/1 tons of fish per year; three full time employees, six seasonal employees; 12 circular tanks. Estero Lane, Bodega, California

FILE: UP 10057

ZONE: AE

AP#: 100-160-02

APPLICANT: SCOTT & ROY GORDON/ROD DEXING

FINDING: the Planning Director of the Sonoma County Department of Planning finds and determines that the project as described above will have no substantial adverse impact on the environment. This finding is based on the personal knowledge of the members of the committee of the environmental characteristics of the site and its surroundings and the environmental effects of the project.

Additional details of this project, copies of the Initial Study and/or records of the proceedings of the Project Review and Advisory Committee, together with any written comments are on file and available for inspection at the Sonoma County Planning Department, 575 Administration Drive, Santa Rosa, California

PUBLIC RESPONSE REQUESTED: The public is hereby invited to send comments on the finding described above to the Sonoma County Planning Department, 575 Administration Drive, Santa Rosa, California

NOTICE IS FURTHER GIVEN that the Sonoma County Board of Zoning Adjustments will conduct a public hearing on:

- (1) the environmental impact of the above project, and
- (2) said application for a Use permit

at the hour of 3:35 p.m. on March 11, 1982 in Room 107A, County Administration Building, 575 Administration Drive, Santa Rosa, California.

ALL INTERESTED PERSONS are hereby invited to be present and be heard thereon.

Secretary  
Sonoma County Board of Zoning Adjustments

Published Once

PRESS DEMOCRAT  
February 28, 1982

W23362  
EXHIBIT "C"

CALENDAR PAGE  
MINUTE PAGE

49

767