

MINUTE ITEM

This Calendar Item No. C04
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 2
to 0 at its 10/25/84
meeting.

CALENDAR ITEM

A 74
S 38

C04

10/25/84
WP 932
Louie
PRC 932

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: San Diego Gas & Electric Company
P.O. Box 1831
San Diego, California 92112
Attn: Alan Berrier

AREA, TYPE LAND AND LOCATION: A 102-acre parcel of tide and submerged land in the Pacific Ocean at Carlsbad, San Diego County.

LAND USE: Deposition of dredge spoils from Agua Hedionda Lagoon.

TERMS OF ORIGINAL LEASE:
Initial period: Ten years beginning September 1, 1974.

Consideration: \$300 per annum; plus the public benefit, five-year rent review.

TERMS OF PROPOSED LEASE:
Initial period: Ten years beginning September 1, 1984.

Public liability insurance: Combined single limit coverage of \$500,000.

CONSIDERATION: \$300 per annum; plus the public benefit, with the State reserving the right to fix a different rental on each fifth anniversary of the lease.

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

APPLICANT STATUS: Applicant is owner or permittee of upland.

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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.

AB 884: 11/01/84.

OTHER PERTINENT INFORMATION:

1. This is a continuation of an ongoing activity. Under State lease, San Diego Gas & Electric has been depositing spoils at the subject site since 1954. A nominal annual rent is justified for the use of this parcel by the enhancement to the adjacent Carlsbad State Beach and to downcoast beach areas by sand replenishment through the littoral processes.

2. The Department of Parks and Recreation does not object to the spoils deposit fronting their upland provided the Lessee does not deposit the spoils from April 1 through, and including, September 3 of each lease year unless approval has first been obtained from the Department of Parks and Recreation.

The lease will be terminated if Lessee does not comply with requirements of the California Regional Water Control Board or if the State finds that the dredged material is unsuitable for a public beach.

3. This activity involves lands which have not been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the

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requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 4, Minor Alterations To Land, 14 Cal. Adm. Code 15304(g)

APPROVALS OBTAINED:

California Coastal Commission, California
Regional Water Quality Control Board,
Department of Parks and Recreation.

FURTHER APPROVALS REQUIRED:

U. S. Army Corps of Engineers.

EXHIBITS:

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

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061. AS A CATEGORICAL EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND, 14 CAL. ADM. CODE 15304(g).
2. AUTHORIZE ISSUANCE TO SAN DIEGO GAS & ELECTRIC COMPANY OF A TEN YEAR GENERAL LEASE - INDUSTRIAL USE BEGINNING SEPTEMBER 1, 1984; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$300 PLUS THE PUBLIC BENEFIT, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR THE DEPOSITION OF SPOILS FROM AGUA HEDIONDA LAGOON ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

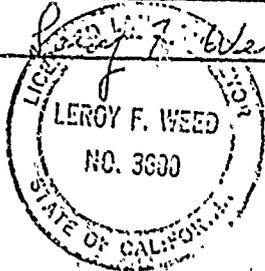
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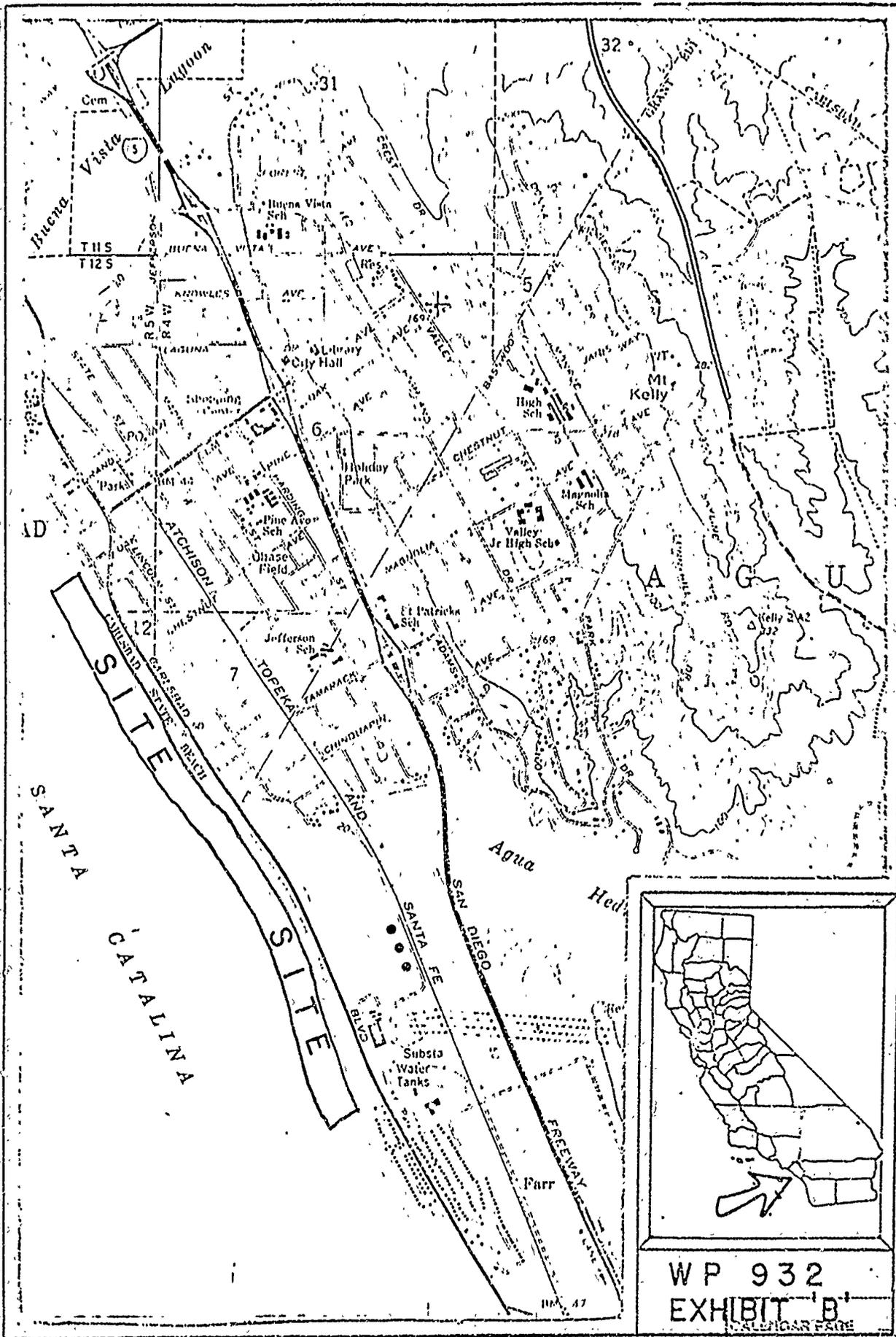
A strip of tide and submerged land adjacent to the entrances to Agua Hedionda Lagoon in the City of Carlsbad, San Diego County, State of California described as follows:

A strip of tide and submerged land in the Pacific Ocean bounded on the northeast by the Ordinary High Water Mark of the Pacific Ocean and on the southwest by a line 500 feet southwest of and parallel to said Ordinary High Water Mark and extending from the north line of Carlsbad Beach State Park as said north line is described in deed recorded in Book 230, page 308 of Official Records of San Diego County southeasterly 8900 feet.

END OF DESCRIPTION

Prepared L F Weed Checked John K. Henry
Reviewed Leroy F. Weed Date 8/7/74





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EXHIBIT 'B'

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