

MINUTE ITEM

THIS IS A MINUTE ITEM NO. C4
4
0.440-acre parcel
11/21/85

RECEIVED

CALENDAR ITEM

A 75
S 38

C04

11/21/85
W 23531 PRC 6913
Townsend

GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: County of San Diego
Department of Parks and Recreation
5201 Ruffin Road, Suite P
San Diego, California 92123

AREA, TYPE LAND AND LOCATION:
A 0.440-acre parcel of sovereign land located
in San Elijo Lagoon, City of Cardiff, San Diego
County.

LAND USE: Operation and maintenance of San Elijo Nature
Center.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years beginning December 1,
1985.

Public liability insurance: Combined single
limit coverage of \$1,000,000.
The County is self-insured.

CONSIDERATION: The public use and benefit; with the State
reserving the right at any time to set a
monetary rental if the Commission finds such
action to be in the State's best interest.

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

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been
received.

CALENDAR ITEM NO. C 0 4 (CONT'D)

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:

10/11/85.

OTHER PERTINENT INFORMATION:

1. On March 13, 1985, Commission staff received an application from the County of San Diego, Department of Parks and Recreation, for a General Permit - Public Agency Use, to construct the proposed Nature Center at the San Elijo Lagoon Regional Park and Ecological Reserve.
2. The site currently contains an abandoned concrete sewage tank and a circular cement pad. The proposed project includes the construction of a nature interpretative center utilizing the concrete tank, accessory parking for cars, buses, and bicycles utilizing the cement pad, restroom and staffing facilities, a resident Park Ranger (RV-type) pad, and improvement of trails. No structures exist or will be constructed on the waterway. Construction of the improvements must begin by July 1, 1987, and be completed by March 1, 1988.
3. The Nature Center will provide an opportunity to generate maintenance revenue for the Regional Park and Ecological Reserve through parking fees, entrance fees or donations by visitors, and possibly by sale of educational literature or miscellaneous items associated with the Lagoon.
4. The Nature Center may be operated with assistance by one or more local community and research organizations. The proposed Permit provides that any signs or other types of printed notices installed to provide notification of public use and benefit, shall include the State Lands Commission as a contributor of the lands underlying the project.

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5. The annual rental value of the site is estimated to be \$594.
6. 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 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.
7. A Negative Declaration was prepared and adopted for this project by the County of San Diego. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

California Coastal Commission and the County of San Diego.

FURTHER APPROVALS REQUIRED:

N/A.

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 THE COUNTY OF SAN DIEGO 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.

CALENDAR ITEM NO. C 0 4 (CONT'D)

3. FIND THAT THE SIGNIFICANT ENVIRONMENTAL VALUES ORIGINALLY IDENTIFIED PURSUANT TO P.R.C. 6370, ET SEQ., ARE NOT WITHIN THE PROJECT SITE AND WILL NOT BE AFFECTED BY THE PROPOSED PROJECT.
4. AUTHORIZE ISSUANCE TO THE COUNTY OF SAN DIEGO OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE, BEGINNING DECEMBER 1, 1985; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR THE OPERATION AND MAINTENANCE OF SAN ELIJO NATURE CENTER ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Non-substantial revision 11/26/85

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EXHIBIT "A"

LAND DESCRIPTION

W 23531

All that portion of the East Half of the Southeast Quarter of Section 27 and of the West Half of the Southwest Quarter of Section 26, all in Township 13 South, Range 4 West, San Bernardino Meridian, in the County San Diego, State of California, described in deed to Myron L. Robinson, et ux, recorded November 20, 1973 at File/Page 73-332301 of Official Records in the Office of the County Recorder of said County.

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

END OF DESCRIPTION

PREPARED SEPTEMBER 16, 1985, BY BOUNDARY SERVICES UNIT, M.L. SHAPER, SUPERVISOR.

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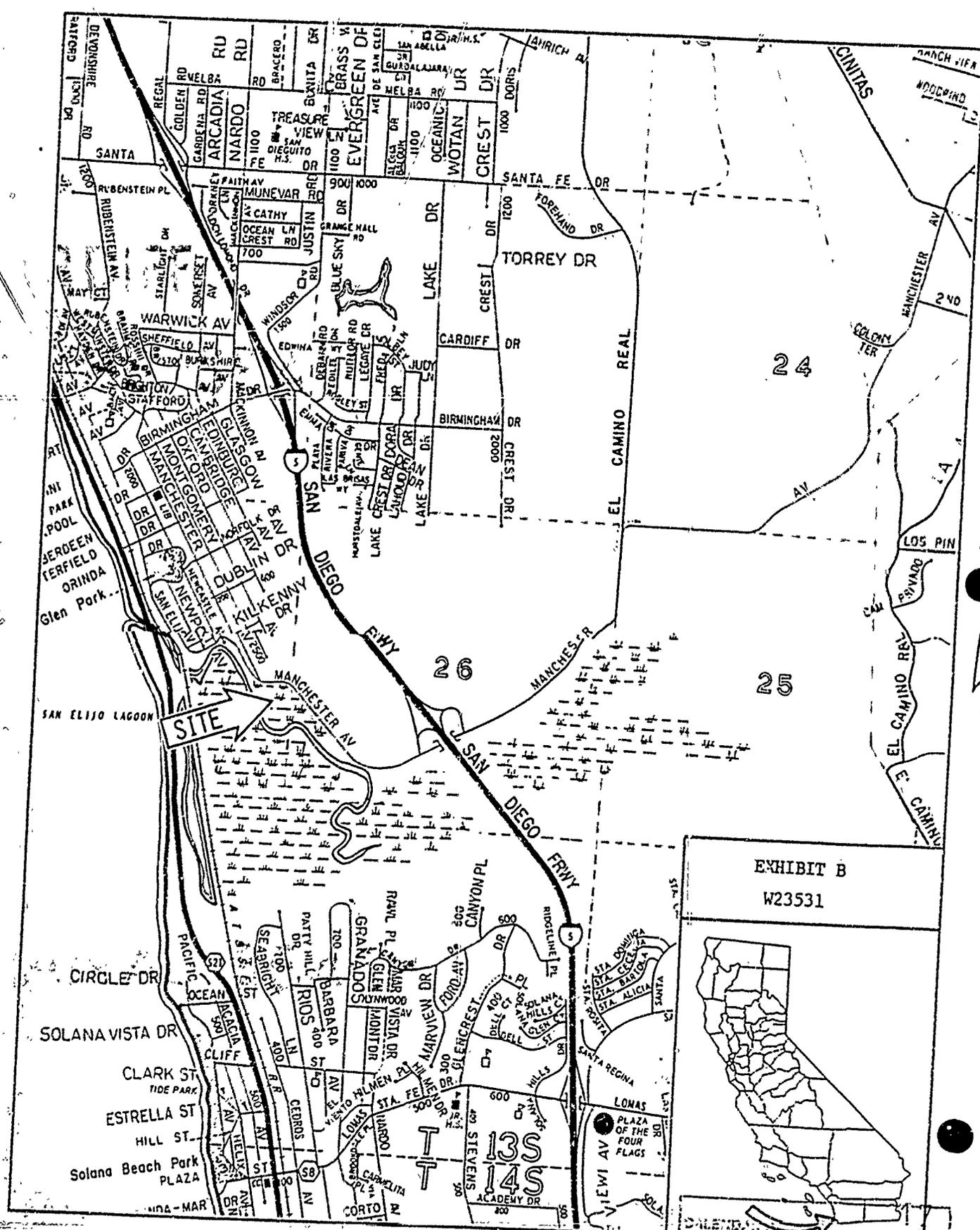


EXHIBIT B
W23531

DALEND...
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COUNTY OF SAN DIEGO
Department of Planning & Land Use

EXHIBIT "C"

Please send reply to office checked:

5201 Rutlin Road, Suite B
 San Diego, CA 92123 1865
 (619) 565-3072

WALTER C. LUDWIG, DIRECTOR
 5201 Rutlin Road, Suite B
 San Diego, CA 92123 1865
 (619) 565-3001

334 Via Vera Cruz
 San Marcos, CA 92069-2638
 (619) 741-4225

June 21, 1984

REVISED COPY
 July 27, 1984

NOTICE OF NEGATIVE DECLARATION

P84-47, Log No. 84-7-25

Dept. of Parks and Recreation

FINDING:

The County of San Diego, Planning & Environmental Review Board (PERB), has examined the Initial Study and finds that the proposed project will not have a significant effect on the environment, and that an Environmental Impact Report need not be prepared pursuant to the San Diego County Procedures for Environmental Impact Review, revised August 1, 1983.

INITIAL STUDY SUMMARY

PROJECT DESCRIPTION AND LOCATION:

The proposed project is a major use permit for development of a 1.3 acre nature center at San Elijo Regional Park. The proposed project will be constructed around a used concrete tank which will be used as a lookout tower. Other structures proposed include parking areas, restrooms, a garden, a storage area, and a nature trail. Future use of the site may include a trailer for a resident caretaker. The site is located on Manchester Avenue, west of 15, directly across from the San Elijo Waste Water Treatment Facility.

THOMAS BROS. COORD.: 29, C-3 FIELD CHECKED: yes ANALYST: N. Whalen

Regional Park Subregional/Comm. Plan
 Ecological Resource Area Use Regulation S81

ENVIRONMENTAL SETTING:

The project site is adjacent to San Elijo Lagoon. The project site is a level bench which has been used in the past as a water treatment facility. A functional pump station remains on the site located directly east of the proposed park development. A sewer line, an access road, and numerous concrete foundations are also present. Soil of the area is Coconino loamy sand. Much of the vegetation onsite is non-native. A deposit of shell midden of cultural origin is located in a road cut along Manchester Avenue.

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POTENTIALLY SIGNIFICANT EFFECTS:

Visitors using the foot trail from the nature center could result in adverse impacts to migratory and resident birds. Future widening of Manchester or other park developments could result in impacts to an archaeological site.

MITIGATING MEASURES PROPOSED BY APPLICANT:

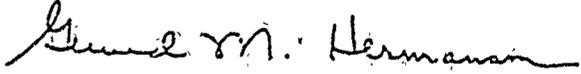
Prior to use in reliance on the major use permit, Parks and Recreation will prepare a plan for monitoring to determine if any sensitive species are nesting or attempting to nest in or near the impact area and to take measures to avoid impacts to sensitive waterfowl to the satisfaction of Environmental Planning.

REASONS TO SUPPORT FINDING OF NEGATIVE DECLARATION:

Future development or widening of Manchester will require mitigation of the impacts to the archaeological site. The present project will not impact the site other than through landscaping which will be hand done and should have minimal impacts. Monitoring will assure that the impact to wildlife is minimal.

NOTE: This action becomes final upon approval by the appropriate decision-making body. =

Additional copies of this Negative Declaration may be obtained at the Environmental Planning Section, DPLU, 5201 Ruffin Road, San Diego, CA 92123.


GERALD M. HERMANSON, Chairman
Planning and Environmental Review Board

GMH:HW:tf

cc: J. McCormick, Project Manager
County of San Diego, Dept. of Parks and Recreation
Public Works, Environmental Services, Maggie Loy

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FILE NUMBER	3147

NOTICE OF DETERMINATION

TO: Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814 FROM: (Public Agency) DPLU, County of San Diego 5201 Diffin Rd, S.D.S. CA 92122

or County Clerk County of San Diego

JAN 28 1985 by [signature]

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

San Elijo Lagoon Regional Park and Ecological Reserve Project title

P84-47, Log No. 84-7-25 State Clearinghouse Number Contact person Telephone Number (If submitted to Clearinghouse)

Project Location Manchester Avenue, west of 15, directly across from the San Elijo Waste Water Treatment Facility.

Project Description - a major use permit for development of a 1.3 acre nature center at San Elijo Regional Park including parking areas, a garden, a storage area, and a nature trail

This is to advise that the Department of Planning and Land Use (Lead Agency or Responsible Agency) has approved the above described project and has made the following determinations regarding the above described project:

- 1. The project will, X will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at:

- 3. Mitigation measures X were, were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations was, X was not, adopted for this project.

Date Received for Filing

John M. Cornish Assistant Planner

DPLU=427 Revised January 1985