

MINUTE ITEM
This Calendar Item No. C15
was approved as Minute Item
No. 15 by the State Lands
Commission by a vote of 3
to 0 at its 10/7/68
meeting.

CALENDAR ITEM:

A 75
S 39

C15

10/07/68
PRC 4478
AD 82
N. Smith
Fossum.

**AUTHORIZATION TO ISSUE A QUITCLAIM
OF A PORTION OF EASEMENT LANDS
AND ACCEPT SUBSTITUTE EASEMENT LANDS
FOR ACCESS TO DRILLSITES:**

APPLICANT: Coronado Cay Company
501 Grand Caribe Causeway
Coronado, California 92118

City of Coronado
1825 Strand Way
Coronado, California 92118

BACKGROUND:

On July 30, 1970. Minute Item No. 3, the State Lands Commission authorized the execution of a drillsite agreement with Coronado Cay Company and acceptance of an Easement Deed and Indenture conveying to the State rights-of-way for ingress to and egress from the drillsites. Both agreements were entered into and executed by State Lands Commission on December 28, 1970. These agreements involve lands granted to the San Diego Unified Port District, with mineral reserved to the State, pursuant to Chapter 1744, Statutes of 1965, as amended.

CURRENT SITUATION:

Coronado Cay is developing its remaining acreage at the Cay, and wishes to abandon a portion of the existing easement lands.

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for ingress to and egress from the most southerly drillsite; a new easement will be substituted for that portion to be abandoned. Pursuant to paragraph 5 of the Easement Deed and Indenture, a deed substantially in the form of the present easement deed may be executed and recorded as a substitute easement and the State is to quitclaim to Coronado Cay those easement lands not within said substitute easements lands.

Staff of the Commission has reviewed the proposed substitute easement and believes it will meet the needs of the Commission for ingress to and egress from the southerly drillsite.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Processing costs have 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 864: 11/09/88.

OTHER PERTINENT INFORMATION:

- 1. 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 because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

EXHIBITS:

- A. Quitclaim Land Description.
- B. Substitute Easement Land Description.
- C. 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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
- 2. FIND THAT THE SUBSTITUTE EASEMENT AS DESCRIBED AS PARCEL 6 IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN, IS OF SUBSTANTIALLY THE SAME VALUE AS THE EASEMENT TO BE QUITCLAIMED BY THE STATE, AS DESCRIBED IN EXHIBIT "A".

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3. AUTHORIZE THE EXECUTIVE OFFICER, OR HER DELEGATE, TO EXECUTE AN ACCEPTANCE OF THE EASEMENT DEED AND INDENTURE FOR THE SUBSTITUTE EASEMENT LANDS DESCRIBED IN EXHIBIT "B".
4. AUTHORIZE THE EXECUTIVE OFFICER, OR HER DELEGATE, TO EXECUTE A QUITCLAIM DEED FOR THE EASEMENT LANDS DESCRIBED IN EXHIBIT "A".

EXHIBIT "A"

Quitclaim

LAND DESCRIPTION

PRC 4478.9

A portion of that certain 20.00 foot easement on the Island or Peninsula of San Diego in the City of Coronado, San Diego County, California granted to the State of California by deed recorded January 8, 1971 as File/Page 4680, Book 1971 of Official Records in the office of the County Recorder of San Diego County, California. The centerline of said easement is described as follows:

BEGINNING at a point 124.67 along the curve having a radius of 200 feet and a length of 281.04 feet in said deed to the state; thence continuing along said curve 157.11 feet; thence, tangent to said curve S 80° 30' 42" W, 4.00 feet to a tangent curve concave easterly whose radius is 35.00 feet; thence southwesterly and southeasterly 54.98 feet along the arc of said curve through a central angle of 90° 00' 00" to a point on a line which is 10.00 feet easterly of and parallel to the east right of way line of the San Diego and Arizona Eastern Railway Company right of way; thence along said parallel line, S 09° 29' 18" E, 71.34 feet to a tangent curve concave easterly whose radius is 1857.58 feet; thence southerly and southeasterly 699.75 feet along the arc of said curve through a central angle of 21° 35' 00"; thence tangent to said curve S 31° 04' 18" E, 111.09 feet to the end of this description.

EXCEPTING THEREFROM any land lying within that portion of the island or peninsula of San Diego, in the City of Coronado, County of San Diego, State of California, as said island or peninsula is described in the patent thereof from the United States of America, recorded in Book 1, page 55 et seq. of patents, in the Office of the County Recorder of San Diego County, lying 10 feet on each side of the following described centerline:

BEGINNING at the centerline of Coronado Cays Boulevard at its most southerly terminus as shown on the Map of Coronado Cays Seven Subdivision recorded August 21, 1970 as map number 6716 in the Office of the County Recorder of said San Diego County, said point lying on a curve concave northwesterly whose radius is 620.00 feet and whose radial to said point bears N 74° 34' 21" E; thence southerly and southwesterly 738.29 feet along the arc of said curve through a central angle of 68° 13' 39" to a point of reverse curvature with a curve concave southeasterly whose radius is 530.00 feet and whose radial to said point of reverse curvature bears N 37° 12' 00" W; thence southwesterly and southeasterly 603.80 feet along the arc of said curve through a central angle of 65° 16' 28"; thence tangent to said curve, and along a line 41.00 feet distant from and parallel with the easterly line of the San Diego and Arizona Eastern Railway Company right of way, S 12° 28' 28" E, 666.00 feet to a tangent curve concave northeasterly whose radius is 422.14 feet; thence southerly and southeasterly 309.55 feet along the arc of said curve through a central angle of 42° 00' 50" to a point of reverse curvature with a curve concave southwesterly whose radius is 422.14 feet and whose radial to said point of reverse curvature bears N 35° 30' 42" E; thence southeasterly and southerly 331.55 feet along the arc of said curve through a central angle of 45° 00' 00"; thence

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tangent to said curve, S 09°29'18" E, 542.09 feet to a tangent curve concave westerly whose radius is 1000.00 feet; thence southeasterly 165.60 feet along the arc of said curve through a central angle of 09°29'18"; thence tangent to said curve, due South 127.72 feet to a tangent curve concave northwesterly whose radius is 200.00 feet; thence southwesterly 124.67 feet along the arc of said curve through a central angle of 35°42'52", thence nontangent to said curve S 54° 17' 08" E, 61.55 feet to a tangent curve concave southwesterly whose radius is 30.00 feet; thence southeasterly 34.29 feet along the arc of said curve through a central angle of 65° 29' 08" to a point of reverse curvature with a curve concave easterly whose radius is 300.00 feet; thence southerly 69.80 feet along the arc of said curve through a central angle of 13°19'50"; thence tangent to said curve S 2°07'50" E, 351.16 feet to a tangent curve concave easterly whose radius is 300.00 feet; thence southerly 54.97 feet along the arc of said curve through a central angle of 10°29'52"; thence tangent to said curve S 12°37'42" E, 218.28 feet to a tangent curve concave westerly whose radius is 300.00 feet; thence southerly 30.17 feet along the arc of said curve through a central angle of 5° 45' 45"; thence tangent to said curve S 6° 51' 57" E, 156.99 feet; thence S 31°04'18" E, 366.98 feet to a point on the boundary line between the City of Coronado and the San Diego Unified Port District by the Boundary Agreement recorded December 12, 1967, recorders file No. 195410 in the office of the County Recorder of said San Diego County, said line is also shown on the Record of Survey Map No. 6949 as recorded April 16, 1968 and File No. 63609, records of said San Diego County, said point lies N 22° 50' 00" W, 69.79 feet from Station No. 91 as shown on said record of survey map. The sidelines of said easement shall terminate in the southerly boundary of Coronado Cays Boulevard as shown on said map of Coronado Cays Seven and in the Boundary Line of said line between the City of Coronado and the San Diego Unified Port District.

END OF DESCRIPTION

REVISED SEPTEMBER 7, 1988 by BIU I.

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EXHIBIT "B"

SUBSTITUTES

LAND DESCRIPTION - EASEMENT LANDS

PRC 4478

All that real property situated in the City of Coronado, County of San Diego, State of California, described as follows:

PARCEL 1

COMMENCING at the point of intersection of the southerly boundary of those portions of the island or peninsula described in a deed from J. D. and A. B. Spreckels Investment Company to the State of California, recorded February 1, 1932 in Book 76, page 284, et seq, and Book 80, page 270 et seq, Official Records of said County, with the easterly line of San Diego and Arizona Eastern Railway Company, described as Parcel 2 in deed from J. D. and A. B. Spreckels Company, dated June 25, 1947 and recorded January 21, 1948 in Book 2645, page 333 of Official Records of said County; thence S 15° 28' 10" E, 1167.14 feet and S 15° 27' 45" E, 625.82 feet along said easterly line of said San Diego and Arizona Eastern Railway Company to a point distant 42.5 feet easterly, measured at right angles from the original located centerline of said Company's main track (Coronado Branch) at Engineer's Station 792+78.49, and the POINT OF BEGINNING of the parcel of land to be described, thence continuing S 15° 27' 45" E along said easterly line, 55.00 feet; thence leaving said easterly line S 39° 32' 15" W, 43.00 feet; thence S 02° 43' 10" E, 66.99 feet to a common boundary between the westerly line of the San Diego and Arizona Eastern Railway Company and the easterly right-of-way line of the State Highway No. 75 XI-SD-199A, per agreement as shown on Record of Survey 1628; thence northerly along said common boundary N 15° 27' 45" W, 290.00 feet; thence, leaving said common boundary, S 28° 12' 20" E, 66.99 feet; thence S 70° 27' 45" E, 43.00 feet to the above mentioned easterly line of the San Diego and Arizona Eastern Railway; thence S 15° 27' 45" E, along said easterly right-of-way line, 55.00 feet to the point of beginning, containing an area of 0.185 acres, more or less.

A print of the above described parcel of land is shown on the Railroad's Drawing E-1685, revised December 9, 1968.

PARCEL 2

Coronado Cays Boulevard and Grand Caribe Causeway as shown on the Maps of Coronado Cays One and Coronado Cays Seven respectively, recorded as Maps No. 6180 and No. 6716 in the Office of the County Recorder of San Diego County, California situated in the City of Coronado, County of San Diego, State of California.

PARCEL 3

All of Lot 2 of Coronado Cays One Subdivision as shown on the Map of Coronado Cays One recorded as Map No. 6180 in the Office of the County Recorder of San Diego County, situated in the City of Coronado, County of San Diego, State of California.

PARCEL 4

All that real property within the Bay of San Diego, City of Coronado, County of San Diego, State of California, lying 10 feet on each side of the following described centerline:

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PARCEL 4 (con.t)

BEGINNING at a point on the boundary line between the City of Coronado and the San Diego Unified Port District by a boundary Agreement recorded December 12, 1967, as Recorders File No. 195410 in the Office of the County Recorder, said San Diego County, said boundary is also shown on a Record of Survey Map No. 6949 recorded April 16, 1968, as File No. 63609 in the Office of the County Recorder of said San Diego County, beginning at a point on that certain curve having a radius of 1440 feet lying between points one and two on the northerly portion of said Record of Survey, the radial bearing to said point bears S 26° 30' 31" W; thence non-radially to said curve N 52° 45' 40" E, 143.64 feet; thence N 29° 45' 41" E, 80.00 feet to its termination in a line which bears N 52° 45' 40" E, parallel to and 40.00 feet from the first mentioned course. The sidelines of said easement shall terminate in the boundary line of said agreement and in said parallel course, at the termination of the last course.

PARCEL 5

All that real property within the Bay of San Diego, City of Coronado, County of San Diego, State of California, lying 10 feet on each side of the following described centerline:

BEGINNING at the intersection of the boundary line between the City of Coronado and the San Diego Unified Port District by said boundary agreement as shown on said Record of Survey with the centerline of Grand Caribe Causeway as shown on the Map of the Subdivision of Coronado Cays Seven, Map No. 6716 recorded August 21, 1970 in the Office of the County Recorder of said San Diego County; thence along the prolongation of the centerline of said Grand Caribe Causeway, N 68° 45' 00" E, 232.03 feet to a tangent curve concave northwesterly whose radius is 300.00 feet; thence northeasterly 162.32 feet along the centerline of said curve through a central angle of 31° 00' 00" to a point of reverse curvature with a curve concave southeasterly whose radius is 600.00 feet and whose radial to said point of reverse curvature bears N 52° 15' 00" W; thence northeasterly 308.39 feet along the arc of said curve through a central angle of 29° 26' 55"; thence tangent to said curve N 67° 11' 55" E, 81.24 feet; thence N 77° 45' 16" E, 199.60 feet. The sidelines of said easement shall terminate in said boundary between the City of Coronado and the San Diego Unified Port District and at right angles to the terminus of the last course.

PARCEL 6

That portion of the island or peninsula of San Diego, in the City of Coronado, County of San Diego, State of California, as said island or peninsula is described in the patent thereof from the United States of America, recorded in Book 1, page 55 et seq. of patents, in the Office of the County Recorder of San Diego County, lying 10 feet on each side of the following described centerline:

BEGINNING at the centerline of Coronado Cays Boulevard at its most southerly terminus as shown on the Map of Coronado Cays Seven Subdivision recorded August 21, 1970 as map number 6716 in the Office of the County Recorder of said San Diego County, said point lying on a curve concave northwesterly whose radius is 620.00 feet and whose radial to said point bears N 74° 34' 21" E; thence southerly and southwesterly 738.29 feet along the arc of said curve through a central angle of 68° 13' 39" to a point of reverse curvature with a curve concave southeasterly whose radius is 530.00 feet and whose radial to said point of reverse curvature bears N 37° 12' 00" W; thence southwesterly and southeasterly 603.80 feet along the

PARCEL 6 (con't).

arc of said curve through a central angle of $65^{\circ}16'28''$; thence tangent to said curve, and along a line 41.00 feet distant from and parallel with the easterly line of the San Diego and Arizona Eastern Railway Company right of way, $S 12^{\circ}28'28'' E$, 666.00 feet to a tangent curve concave northeasterly whose radius is 422.14 feet; thence southerly and southeasterly 309.55 feet along the arc of said curve through a central angle of $42^{\circ}00'50''$ to a point of reverse curvature with a curve concave southwesterly whose radius is 422.14 feet and whose radial to said point of reverse curvature bears $N 35^{\circ}30'42'' E$; thence southeasterly and southerly 331.55 feet along the arc of said curve through a central angle of $45^{\circ}00'00''$; thence tangent to said curve, $S 09^{\circ}29'18'' E$, 542.09 feet to a tangent curve concave westerly whose radius is 1000.00 feet; thence southeasterly 165.60 feet along the arc of said curve through a central angle of $09^{\circ}29'18''$; thence tangent to said curve, due South 127.72 feet to a tangent curve concave northwesterly whose radius is 200.00 feet; thence southwesterly 124.67 feet along the arc of said curve through a central angle of $35^{\circ}42'52''$, thence nontangent to said curve $S 54^{\circ}17'08'' E$, 61.55 feet to a tangent curve concave southwesterly whose radius is 30.00 feet; thence southeasterly 34.29 feet along the arc of said curve through a central angle of $65^{\circ}29'08''$ to a point of reverse curvature with a curve concave easterly whose radius is 300.00 feet; thence southerly 69.80 feet along the arc of said curve through a central angle of $13^{\circ}19'50''$; thence tangent to said curve $S 2^{\circ}07'50'' E$, 351.16 feet to a tangent curve concave easterly whose radius is 300.00 feet; thence southerly 54.97 feet along the arc of said curve through a central angle of $10^{\circ}29'52''$; thence tangent to said curve $S 12^{\circ}37'42'' E$, 218.28 feet to a tangent curve concave westerly whose radius is 300.00 feet; thence southerly 30.17 feet along the arc of said curve through a central angle of $5^{\circ}45'45''$; thence tangent to said curve $S 6^{\circ}51'57'' E$, 156.99 feet; thence $S 31^{\circ}04'18'' E$, 366.98 feet to a point on the boundary line between the City of Coronado and the San Diego Unified Port District by the Boundary Agreement recorded December 12, 1967, records file No. 195410 in the office of the County Recorder of said San Diego County; said line is also shown on the Record of Survey Map No. 6949 as recorded April 16, 1968 and File No. 63609, records of said San Diego County, said point lies $N 22^{\circ}50'00'' W$, 69.79 feet from Station No. 91 as shown on said record of survey map. The sidelines of said easement shall terminate in the southerly boundary of Coronado Cays Boulevard as shown on said map of Coronado Cays Seven and in the Boundary Line of said line between the City of Coronado and the San Diego Unified Port District.

END OF DESCRIPTION

REVISED SEPTEMBER 6, 1988 BY BIU 1.

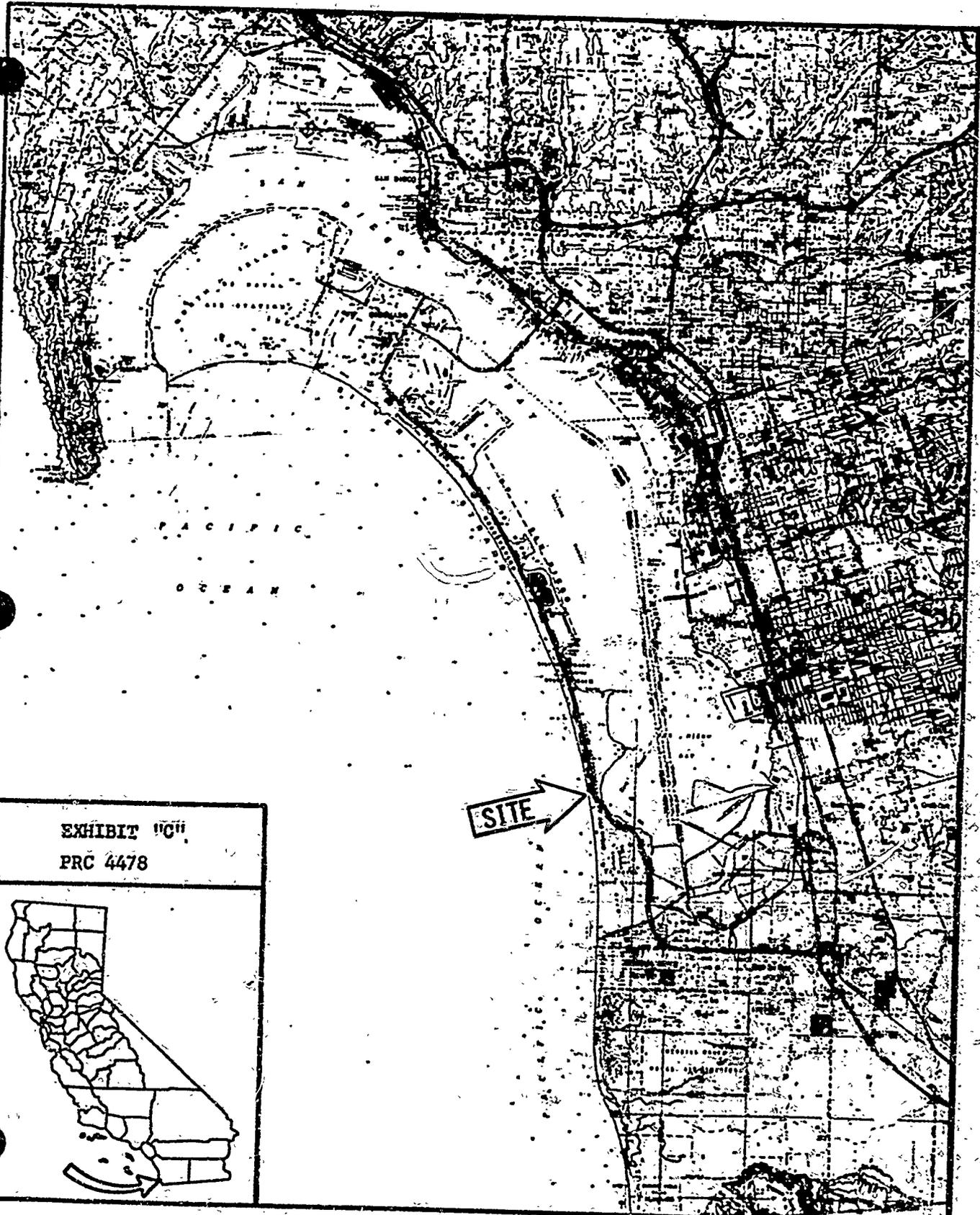


EXHIBIT "C"
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