

MINUTE ITEM
This Calendar Item No. 50
was approved as Minute Item
No. 50 by the State Lands
Commission by a vote of 3
to 0 at its 2/6/89
meeting.

CALENDAR ITEM

A 80

50

02/06/89

S 40

W 24245 PRC 7281
Martinez

DREDGING PERMIT

APPLICANT: California Yacht Marina, Inc.
P. O. Box 57945
Los Angeles California 90057-0945

AREA, TYPE LAND AND LOCATION:
Granted, minerals reserved, lands in San Diego
Bay at Chula Vista Harbor, San Diego County.

PROPOSED LAND USE:

Dredge a maximum 4,330 cubic yards of minerals
other than oil, gas and geothermal from
San Diego Bay at Chula Vista Harbor as part of
a 341-slip marina construction project. The
spoils will be disposed offshore at approved
disposal site LA 5. Authorization to perform
the construction aspects of the project is not
required from the State Lands Commission because
the project involves granted lands.

TERMS OF THE PROPOSED PERMIT:

Initial Period: Two months commencing
February 1, 1989.

Royalty: No charge for material
disposed at the approved
offshore disposal site.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing fee have been
received.

CALENDAR ITEM NO. 50 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. C.A.C.: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

08/12/89.

OTHER PERTINENT INFORMATION:

1. This activity involves lands identified as possessing significant environmental values pursuant to P.R.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 dredging project, as proposed, is consistent with its use classification.
2. A Negative Declaration was prepared and adopted for this project by the San Diego Unified Port District. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.
3. The Department of Fish and Game has recommended the dredging and any in-water activities be performed only during the period from September 15 to April 1. Therefore, this permit is being issued with an expiration date of March 31, 1989.
4. The applicant has obtained a Coastal Development Permit from the San Diego Unified Port District.
5. The city of Chula Vista is currently reviewing the proposed project pursuant to the applicant's request for a building permit.

APPROVALS OBTAINED:

City of Chula Vista.
San Diego Unified Port District.
United State Army Corps of Engineers.

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CALENDAR ITEM NO. 50 (CONT'D)

- EXHIBITS:
- A. Vicinity and Site Map.
 - B. Dredging Permit.
 - C. Negative Declaration.
 - D. San Diego Unified Port District Coastal Development Permit.
 - E. Local Jurisdiction Letter

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE SAN DIEGO UNIFIED PORT DISTRICT 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. FIND THAT THIS ACTIVITY (DREDGING) IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET. SEQ.
4. AUTHORIZE STAFF TO ISSUE TO CALIFORNIA YACHT MARINA, INC. THE DREDGING PERMIT ATTACHED AS EXHIBIT "B". SAID PERMIT SHALL ALLOW DREDGING A MAXIMUM VOLUME OF 4,330 CUBIC YARDS OF MATERIAL FROM SAN DIEGO BAY AT CHULA VISTA HARBOR, OVER 2 MONTHS COMMENCING FEBRUARY 1, 1989. THE SPOILS WILL BE DISPOSED OFFSHORE AT AN APPROVED DISPOSAL SITE, LA 5. NO ROYALTY SHALL BE CHARGED FOR MATERIAL DISPOSED AT THE APPROVED OFFSHORE DISPOSAL SITE. SUCH PERMITTED ACTIVITY IS CONTINGENT UPON APPLICANT'S COMPLIANCE WITH APPLICABLE PERMITS, RECOMMENDATIONS OR LIMITATIONS ISSUED BY FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES.

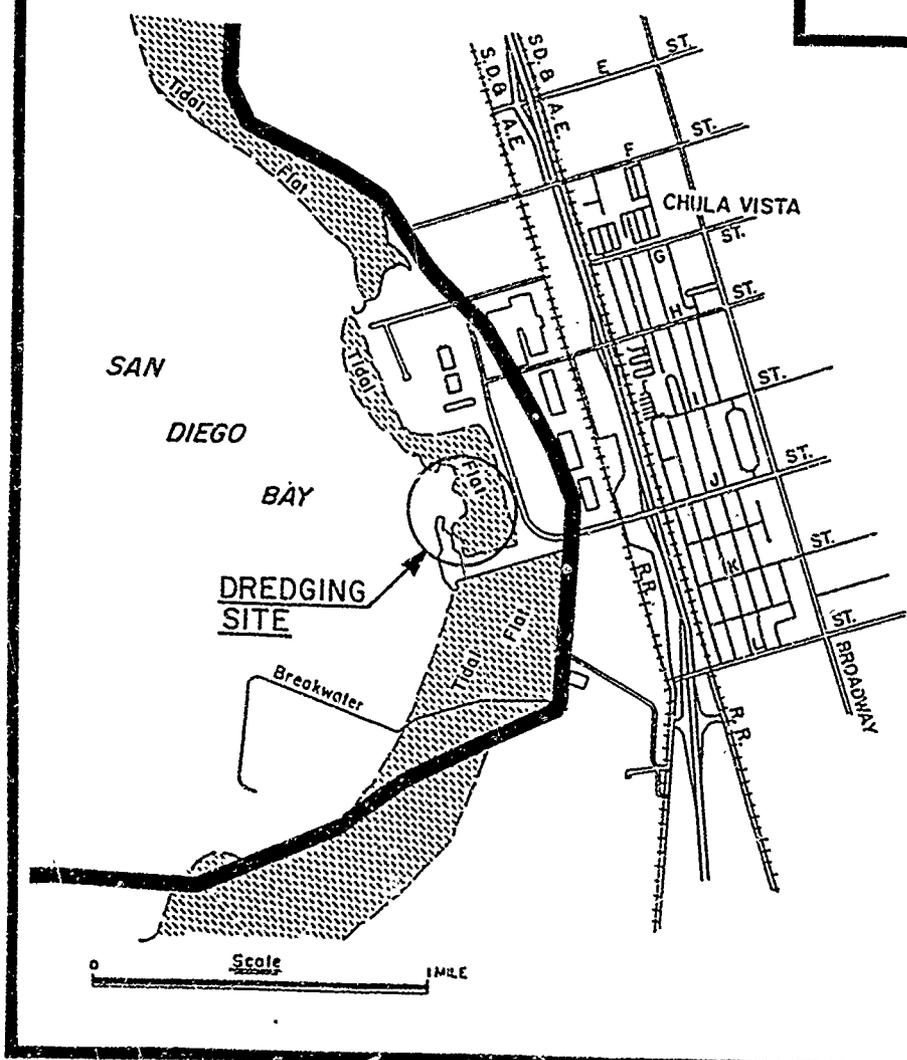
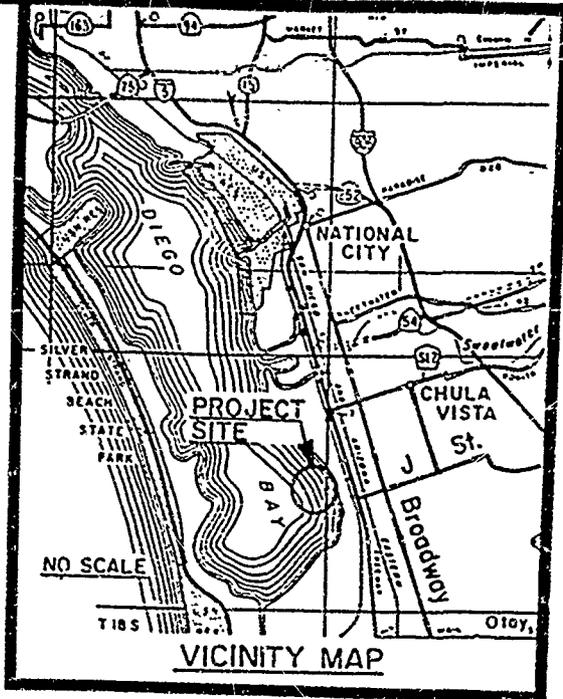


EXHIBIT "A"
 APPLICATION FOR
 DREDGING PERMIT
 CALIFORNIA YACHT
 MARINA, INC.
 W24245
 SAN DIEGO BAY
 SAN DIEGO COUNTY



R.O. 1/89

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STATE LANDS COMMISSION

1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814

February 1, 1989

File Ref.: W 24245

California Yacht Marina, Inc.
P. O. Box 57945
Los Angeles CA 90057-0945

Gentlemen:

Pursuant to your request and by the authorization of the State Lands Commission in February, 1989 you are hereby granted permission to dredge, during the term of the permit a maximum 4,330 cubic yards of sand, silt, clay and gravel, excluding all other minerals, including but not limited to oil, gas and geothermal from an area of granted, mineral reserve, lands in San Diego Bay at Chula Vista Harbor, San Diego County as designated in Exhibit "A" attached hereto, which is by this reference expressly made a part hereof. Said permission includes the right to dispose of dredge spoils offshore at approved disposal site LA-5.

No royalty shall be paid for material placed at the approved offshore disposal site. A royalty of \$0.25 per cubic yard shall be paid for any material used for any private or commercial benefit. Said permission is given on the condition that all dredging and spoils deposition shall be done in accordance with all applicable Federal, State, and local government laws, rules, and regulations. Said permission shall be effective from February 1, 1989 through March 31, 1989.

It is hereby agreed that the operations authorized under this permit shall be performed with diligence, in a good and workmanlike manner, and with the use of due care and safety precautions.

It is further agreed that you shall submit copies of reports or contracts with the dredging operator substantiating the volume of materials dredged and any royalties due to the Commission on a quarterly basis, on forms supplied by the Commission (Form 30.9NC). It is agreed that you shall submit said forms on or before the fifteenth (15th) day of the month following the end of each permit quarter, together with payment for the royalty due on the volume removed during that quarter. The first permit quarter shall be the first three months following the effective date of this permit, and every three-month period thereafter shall be a permit quarter.

It is hereby agreed that, pursuant to Public Resources Code Section 6224, any installments of royalty accruing under the provisions of this permit that are not paid when due shall be

February 1, 1989

subject to a five percent (5%) penalty and shall bear interest at the rate of one and one-half percent (1½%) per month from the date when the same was payable by the terms hereof.

It is agreed that you shall furnish the Commission with copies of final surveys or copies of any other computations used as a basis to verify dredge volumes within twenty-five (25) days of completion of the activity authorized hereunder.

It is agreed that you shall indemnify, save harmless and at the option of the State of California, defend said State, its officers, agents and employees, against any and all claims, demands, causes of action, or liability of any kind which may be asserted against or imposed upon the State of California or any of its officers, agents or employees by any third person or entity, arising out of or connected with the issuance of this permit, operations hereunder, or the use by you or your agents, employees or contractors, of the above-described lands.

Without limiting the generality of the foregoing, such indemnification shall include any claim, demand, cause of action or liability of any kind asserted against or impounded upon the State of California or any of its officers, agents or employees, arising out of or connected with any alleged or actual violation by you, your agents, employees or contractors of the property or contractual rights of any third persons or entity. It is agreed that you shall, at the option of the Commission, procure and maintain liability insurance for the benefit of the State in an amount satisfactory to the Commission.

You agree to comply with the terms and conditions hereof, and you further agree that any violation thereof shall constitute grounds for termination of this permit and shall allow the Commission to pursue any other remedy available to it under the law. It is further agreed that this permit may be suspended, modified or terminated, whenever the State Lands Commission deems such action to be in the best interests of the State, and that no such action by the Commission shall be deemed to be a basis for any claim or cause of action for damages against the State or any officer, employee or agency thereof.

STATE OF CALIFORNIA
STATE LANDS COMMISSION

W. M. THOMPSON, Chief
Extractive Development Program

Date: _____

ACCEPTED:

BY: _____, TITLE: _____

DATE: _____

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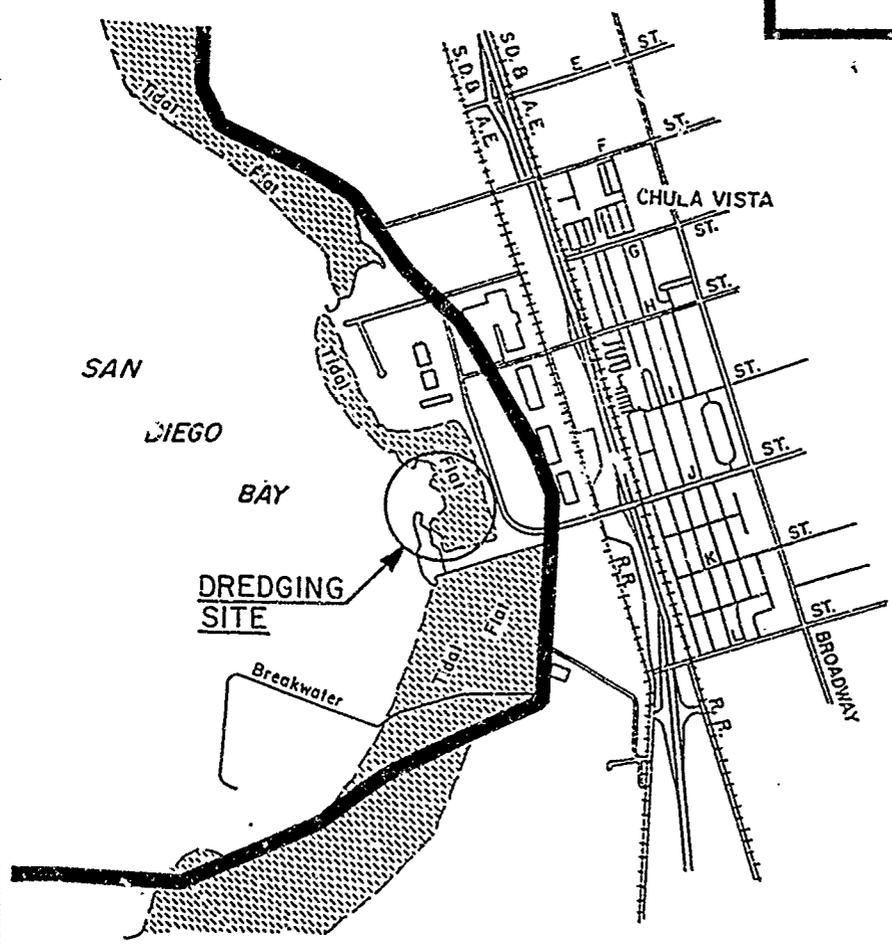
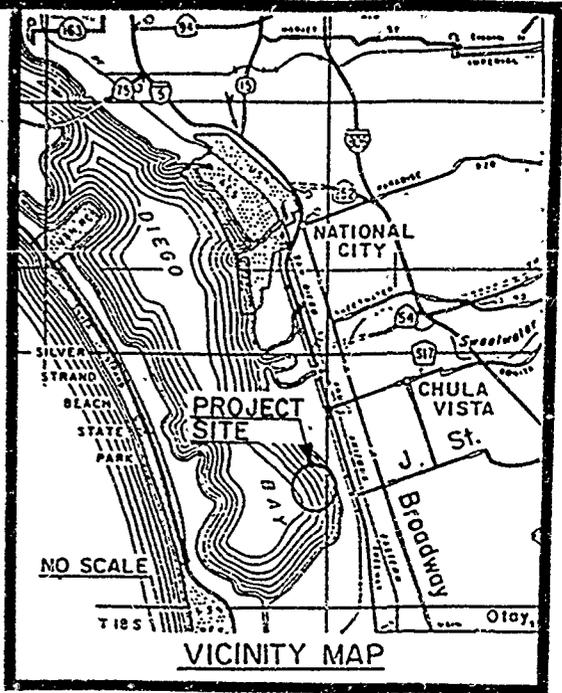


EXHIBIT "A"
 APPLICATION FOR
 DREDGING PERMIT
 CALIFORNIA YACHT
 MARINA, INC.
 W24245
 SAN DIEGO BAY
 SAN DIEGO COUNTY



"C"

Re Adoption of Negative Declaration
for California Yacht Marina, Chula
Vista Harbor, and filing of
Notice of Determination

RESOLUTION 88-287

WHEREAS, the San Diego Unified Port District (District) and California Yacht Marina, Inc. are parties to an Option Agreement dated 17 May 1988 for premises located on the west side of Marina Parkway in the City of Chula Vista, said Option Agreement is on file in the office of the District Clerk as Document No. 22229; and

WHEREAS, in accordance with said Option Agreement, if California Yacht Marina, Inc. complies with and timely performs the express conditions contained therein, a lease will be granted by the Board of Port Commissioners of the District for the development of said premises as a marina and excursion boat facility; and

WHEREAS, the proposed development consists of the construction and operation of a marina facility within the Chula Vista Harbor to include approximately 340 slips, approximately 7,000 square feet of building area for a ship chandlery, boat brokerage and sales offices, marine-related retail offices, dockmaster's office, lockers, laundry, restroom and shower facilities, and further the provision of approximately 340 automobile parking spaces, extensive landscaping, remedial dredging of shoaled materials adjacent to the shoreline and the operation of the District's excursion boat pier facility; and

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WHEREAS, pursuant to the California Environmental Quality Act, the Resources Agency Guidelines, and District procedures, the District has prepared a Negative Declaration, and said Negative Declaration is before the Board of Port Commissioners for decision, review and consideration, NOW, THEREFORE,

BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Negative Declaration for the Project entitled "California Yacht Marina, Chula Vista Harbor", on file in the office of the District Clerk as Document No. 22730, is hereby adopted and the contents thereof have been reviewed and considered.

BE IT FURTHER RESOLVED that the District hereby further finds that the project as designed and projected will have no significant effect on the environment. This action constitutes final environmental approval and for that purpose only the District approves the proposed project, and the Port Director or his authorized representative is authorized and directed to file, in accordance with law, a Notice of Determination with the Secretary for Resources and the San Diego County Clerk. Implementation of this project remains subject to further decisions of the Board of Port Commissioners, including without limitation the granting of a lease to California Yacht Marina, Inc.

ADOPTED this 20th day of September, 1988.

Presented By: DON L. NAY, Port Director

By *John J. Collins*
ASSISTANT PORT DIRECTOR

Approved: JOSEPH D. PATELLO, Port Attorney

Joseph D. Patello

BW
9/14/88

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SAN DIEGO UNIFIED PORT DISTRICT
3165 Pacific Highway
San Diego, California 92112

UPD #83356-145
SCH #88080302

NEGATIVE DECLARATION

SUBJECT: "CALIFORNIA YACHT MARINA, Chula Vista Harbor"

The Project involves the development and operation of a marina facility within Chula Vista Harbor, near the intersection of Marina Way and Marina Parkway in the City of Chula Vista. The Applicant is California Yacht Marina, Inc.

I. PROJECT DESCRIPTION

The California Yacht Marina (Project) consists of the construction and operation of a marina facility within the Chula Vista Harbor to include about 340 slips; about 7,000 square feet of building area for a ships' chandlery, boat brokerage and sales offices, marine related retail offices, a dockmaster's office, lockers, and laundry, restroom and shower facilities; about 340 automobile parking spaces; extensive landscaping; remedial dredging of shoaled materials adjacent to the shoreline; and the operation of the District's excursion boat pier facility.

II. BACKGROUND

The Project site is designated for Commercial Recreation and Recreational Boat Berthing use in the Port Master Plan, as certified by the California Coastal Commission.

On August 18, 1987, the Board of Port Commissioners directed the issuance of a Request for Proposals (RFP) to develop a marina facility on the Project site. The RFP required the development of a major marina facility that would emphasize quality architecture and design throughout; enhance the Chula Vista Harbor waterfront; provide needed services to the boating public; and complement the existing nearby commercial recreational land uses. The RFP encouraged a distinctive architectural design for the Project, and the extensive use of landscaping.

The RFP placed strict guidelines on the development of the site. The buildings would not exceed two stories nor 30 feet in height. The design would complement the current architecture and design themes present in the Chula Vista Harbor area. The Applicant would be obligated to construct the Project in accordance with a concept approved by the Board of Port Commissioners. Schematic plans, preliminary plans, and working drawings would be reviewed by District staff to ensure their conformance with the Board-approved concept.

On May 17, 1988, the Board of Port Commissioners granted California Yacht Marina, Inc. an option to lease and develop the Marina Site in accordance with the Project concept approved by the Board, as described and delineated in the attached Initial Study and graphics (District Document No. 22217). The proposed development concept is in conformance with the land uses of the site approved by the City of Chula Vista.

III. ENVIRONMENTAL SETTING

The Project site is located in Chula Vista Harbor near the intersection of Marina Parkway (formerly Tidelands Avenue) and Marina Way (formerly "J" Street) on District tidelands in the City of Chula Vista, (See Exhibit A of the attached Initial Study). The 550-slip Chula Vista Marina is to the north of the site. The Port Master Plan provides for the future development of a Light Industrial/Research and Development complex to the east of the site. The Chula Vista Wildlife Reserve is located about one-half mile south of the Project site.

The Interstate 5 Freeway is located approximately one-half mile east of Chula Vista Harbor. Vehicular and pedestrian access to the site is available from Marina Parkway.

IV. SUMMARY OF ENVIRONMENTAL EVALUATION

The Project site is currently undeveloped. No sensitive biological species nor marine eelgrass resources are known to exist on the site, nor are there any known resources of cultural or historic value. The Initial Study determined that the only potential concerns to the environment, as a result of Project implementation, would consist of:

- The alteration of the present land use of the site;
- Potential effects on existing parking facilities, and creation of demand for new parking facilities; and
- Potential generation of substantial additional vehicular movement and impacts on the existing transportation system (Marina Parkway).

Land Use: Chula Vista Harbor was dredged for marina purposes in the 1970's. Since that time, a 550-slip marina with marina-related office, retail, and restroom and locker facilities, and public park, fishing pier and boat launch facilities have been developed within the harbor.

The proposed Project constitutes the final build-out of marina facilities planned within Chula Vista Harbor. The development guidelines incorporated into the option to lease and develop the site contain provisions to ensure that the Project's landside facilities will complement the current architecture and design themes present in the Harbor area.

The water area facilities, including the remedial dredging of the marina to its original design elevation and the installation of the marina improvements (slips, piles, etc.), will be scheduled for construction between September 15 and April 1. This scheduling will avoid any potential temporary water-use impacts to the nesting activities of the California least tern on the nearby Chula Vista Wildlife Reserve.

The District is constructing an excursion boat pier facility adjacent to the California Yacht Marina site as a separate prior project. This facility will be operated by California Yacht Marina only and exclusively as an excursion boat facility including the sale of boat charter and excursion tickets and packaged boat charters and excursions, and for no other uses or purposes whatsoever. In conjunction with this use, the District expressly reserved the right, which may be exercised from time to time, to establish the standards of eligibility for determining which vessels may use the excursion boat facility; to set the days of the week and hours each day the facility shall be operated and remain open; and to promulgate rules and regulations for the operation of the facility.

An Army Corps of Engineers permit for the construction of the excursion boat pier facility was issued on June 16, 1988 (Permit No. 88-161-LS).

Parking: District criteria indicate that about 340 automobile parking spaces are required to support the proposed Project. This number of spaces is based upon the requirement of one space per marina slip.

California Department of Boating and Waterways parking guidelines for marinas require 0.6 spaces per recreational boat berth, or 204 spaces, for the proposed development.

The proposed Marina will contain about 340 automobile parking spaces, which is an adequate parking supply under both District and California Department of Boating and Waterways parking criteria.

The District's excursion boat pier facility, to be operated by the Applicant, will provide an additional 40 parking spaces.

Traffic Generation and Circulation: The proposed Marina will generate about 1,360 average daily vehicle trips (ADT), using traffic generation rates (4 trips per berth) developed by SANDAG (1987) for Marina developments. Additional traffic generation resulting from the operation of the excursion pier facility is expected to be nominal.

These vehicle trips can access Interstate Highway 5 via Marina Parkway. Marina Parkway is classified as a four-lane Collector Street. A Collector Street operates at level of service "C" at about 10,000 ADT. Marina Parkway currently carries about 2,000 ADT.

About 5,230 ADT are expected to be added to Marina Parkway in the vicinity of the Project site upon the full development of the Chula Vista Bayfront, according to the Final Environmental Impact Report prepared for the Bayfront Specific Plan (City of Chula Vista, Case No. EIR 85-1).

Marina Parkway currently has substantial excess capacity. The vehicular traffic added as a result of implementation of the proposed Project, and ultimately to be added as a result of future development in accordance with the Chula Vista Bayfront Specific Plan, will be well within the design capacity for Marina Parkway.

V. MITIGATION MEASURES

No significant effects from the Project were identified and no mitigation measures are necessary.

VI. FINDING

The San Diego Unified Port District Environmental Review Committee, on July 27, 1988, reviewed and considered the attached Initial Study and recommended the preparation of a Negative Declaration for the project. The District has determined that the overall project, as proposed, will have no substantially adverse effects related to land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance, nor will the project otherwise have a substantial adverse impact on the environment. No EIR is required.

VII. DOCUMENTATION

The attached Initial Study documents the reasons to support the above finding.

VIII. PUBLIC REVIEW OF DRAFT NEGATIVE DECLARATION

Notice of the availability of the Draft Negative Declaration and proposed finding was published in the San Diego Daily Transcript.

Draft copies of this Negative Declaration were distributed to:

- U. S. Army Corps of Engineers, Los Angeles
Regulatory Functions Branch (Chief)
- U. S. Coast Guard, San Diego
Marine Safety Office (Commander)
- U. S. Department of Commerce
National Marine Fisheries Service
Southwest Regional Director, Terminal Island
- U. S. Fish and Wildlife Service
Division of Ecological Services, Laguna Niguel

Office of Planning and Research, Sacramento
State Clearinghouse (10 copies)
Department of Boating & Waterways, Sacramento
California Coastal Commission
San Diego Coast District Director
Port Coordinator, San Diego
Department of Transportation
District 11 Director, San Diego
Department of Fish and Game
Marine Resources Region, Long Beach
State Lands Commission, Sacramento

SANDAG

Areawide Clearinghouse (2 copies)
SD Regional Water Quality Control Board, Exec. Officer
SD Air Pollution Control District, Exec. Officer

City of Chula Vista
Mayor
City Manager
Planning Director
Community Development Director
City of San Diego
City Manager
Environmental Quality Division, Director
City of National City
City Manager
City of Imperial Beach
City Manager
City of Coronado
City Manager

Citizens Coordinate for Century III

City of Chula Vista Public Library (2 copies)

Chula Vista Star News

Individuals:

Rohr Industries, Inc., Walt Bubel
Chula Vista Marina, Ronald J. McElliott
R. Kevin Ketchum, Applicant
William Mollering, Applicant
Michael Busdosh, EA Preparer

IX. RESULTS OF PUBLIC REVIEW OF DRAFT ND

- () No comments were received during the public review period.
- () Comments were received but did not address the proposed Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (✓) Comments addressing the proposed findings of the Draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. Responses to these comments follow, and the letters of comment are attached.

The Draft Negative Declaration may be reviewed during regular business hours in the office of the Clerk of the San Diego Unified Port District, 3165 Pacific Highway, San Diego, California.

DRAFT REPORT 7/27/88

KENNETH L. ANDRECHT, FOR

FINAL REPORT 9/9/88
Date

Tomas E. Firle
Tomas E. Firle, Coordinator
Environmental Management

Analyst: ANDRECHT/dm

ATTACHMENT:

- A. Initial Study, dated 7/07/88, 31 pages.
- B. Comments Received:
 - 1. California State Clearinghouse to Firle, dated 9/2/88, 2 pages.
 - 2. California Department of Fish and Game (Bontadelli) to Firle, dated 8/23/88, 1 page.
 - 3. California Coastal Commission (Phegley) to Firle, dated 8/31/88, 1 page.
- C. District Response to Comments, dated 9/8/88, 1 page.



Port of San Diego

and Lindbergh Field Air Terminal

(619) 291-3900 • P.O. Box 488, San Diego, California 92112

COASTAL DEVELOPMENT PERMIT

Applicant: California Yacht Marina, Inc.
P. O. Box 57945
Los Angeles, CA 90057

Agent: William Mollering
1094 Cudahy Place, Suite 224
San Diego, CA 92110

Project: CALIFORNIA YACHT MARINA - Chula Vista Harbor

You are hereby granted a Coastal Development Permit. This permit is issued in conformance with the California Coastal Act of 1976 and the Coastal Permit Regulations of the San Diego Unified Port District, as adopted by the Board of Port Commissioners on July 1, 1980, Resolution No. 80-193, and as amended on December 2, 1980, Resolution No. 80-343, and on February 14, 1984, Resolution No. 84-62, in accordance with the provisions for the issuance of an Emergency Non-appealable Appealable Development Permit.

Date of Board or Port Director action: November 22, 1988

Board of Port Commissioners Resolution No. 88-357

Date of Permit: December 20, 1988

Coastal Project No. A88-7-96

This permit is limited to the development described below and set forth in material on file with the San Diego Unified Port District, and subject to the terms, conditions, and provisions hereinafter stated:

DEVELOPMENT

The development, located on 3.0 acres of Tidelands and 14.1 acres of water, is hereby approved for land/water use only to include: a 3,620 sq. ft. marina support building, recreational facilities and two kiosk structures, one of which will serve as a ticketing facility for the adjacent Excursion Boat Facility.

The Pavilion and support buildings will include rest room and locker facilities for boaters, a ship chandlery, power boat club, sailing club, yacht brokerage and a yacht club.

On site parking for 341 vehicles will be provided at grade, and extensive landscaping and related improvements will be included. A pedestrian promenade with "overlooks" will be located along the waterfront.

Shoreline stabilization will also be installed around the perimeter of the basin.

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UPD Form No. 739 (Revised 10/87)

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STANDARD PROVISIONS

1. Permittee shall adhere strictly to the current plans for the project as approved by the San Diego Unified Port District.
2. Permittee shall notify District of any changes in the project.
3. Permittee shall meet all the local code requirements and ordinances and obtain all necessary permits from local, state and federal agencies.
4. Permittee shall conform to the permit rules and regulations of the San Diego Unified Port District.
5. Permittee shall commence development within 2 years following final approval of the project by the District. Construction shall be pursued in a diligent manner and completed within a reasonable period of time.
6. The permit is in no way intended to affect the rights and obligations heretofore existing under private agreements nor to affect the existing regulations of other public bodies.
7. This permit shall not be valid unless within ten (10) working days permittee returns a signed copy acknowledging contents to the Property Engineering Section of the San Diego Unified Port District.

If you have any questions on this permit, please contact the staff of the Property Engineering Section of the San Diego Unified Port District.

DON L. NAY, PORT DIRECTOR

By: William O. Winchell
 WILLIAM O. WINCHELL,
 Associate Project Analyst

Directions to Permittee: Permittee is to execute below and return one copy of this permit to the Property Engineering Section of the San Diego Unified Port District.

I have read and understand the terms, conditions, limitations, and provisions of this permit and agree to abide by them.

William O. Winchell
 Signature of Permittee

21 Dec. 1988
 Date

"E"

January 27, 1989

State of California
State Lands Commission
State Lands Division
1807 13th Street
Sacramento, CA 95814

ATTENTION: LINDA MARTINEZ, Staff Analyst

RE: Chula Vista Harbor South Marina, Chula Vista, CA

Dear Linda:

As you requested during our telephone conversation Thursday, January 26th, the following is the status of the above project being developed by California Yacht Marina, Inc.

All material that was used during the presentation to the San Diego Unified Port District was then presented to the Mayor of Chula Vista and the City Council and then put on display for public review at City Hall for 6 weeks beginning mid-May 1988.

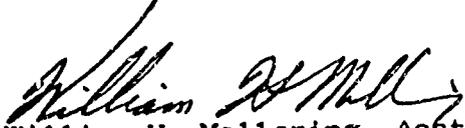
Sets of Preliminary Plans were delivered to George Krempf, Director of Planning for Chula Vista in mid-November and he, in turn, distributed copies to the Building and Housing Department and the Engineering Department for review. I talked to George Krempf in early January 1989 and he said the departments issuing permits had no problems with the plans at this point, and he saw no problem issuing building permits once the Port District approves the final drawings. These final drawings will be submitted to the Port March 1, 1989.

I have reviewed all the fire requirements with Fire Marshal, Carol A. Gove, and we have incorporated fire plug location requirements and on-water fire requirements in accordance with her directions on the final working drawings.

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Because the Mayor of Chula Vista and the City Council enthusiastically desire to have the marina built, I see no problem with the permit process once the Port has approved the final drawings.

Sincerely,



William H. Mollering, Asst. Project Manager
CALIFORNIA YACHT MARINA, INC.
3255 Wing Street, Suite 410B
San Diego, CA 92110
(619) 224-2728
FAX (619) 224-2720

cc: Kevin Ketchum, California Yacht Marina, Inc.