MINUTE ITEM
This Calendar Item No. C43
was approved as Minute Item
No. 43 by the State Lands
Commission by a vote of 3
to 0 at its 9-19-00
meeting.

CALENDAR ITEM
C43

A 78

S 39

09/19/00
W 25616
J. Smith

GENERAL LEASE - PUBLIC AGENCY USE

LESSEE:

City of San Diego
9192 Topaz Way
San Diego, California 92123

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in San Diego Bay, City of San Diego, San Diego County.

AUTHORIZED USE:

Construction and maintenance of an eight-inch diameter High-Density Polyethylene pipeline for the receipt, conveyance and discharge of groundwater dewatering effluent.

LEASE TERM:

25 years, beginning September 1, 2000.

CONSIDERATION:

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

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of $1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.

2. Applicant is requesting that the Commission authorize the issuance of a Public Agency Lease in conjunction with the proposed construction of a new outfall to receive, convey and discharge groundwater dewatered effluent into San Diego Bay from the Convention Center. Originally, eight

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dewatering pumps were installed in the lower level of the Convention Center Parking Structure for groundwater dewatering purposes. The groundwater dewatering effluent was collected, discharged into the storm drain system and then discharged into San Diego Bay at three existing discharge points along the shoreline.

3. The new outfall would eliminate the need for the groundwater effluent to be discharged into the storm drain system. In addition, the new outfall would eliminate the need for the three existing discharge points along the shoreline, would allow for compliance with stricter water quality standards should they be adopted in the future, and provide for the ability for the future extension of the outfall diffuser/discharge point further into the Bay if necessary. The proposed outfall will connect to the existing pumping/plumbing system and will be buried onshore along Marina Park Way and within Embarcadero Marina Park South. Approximately 300 feet of pipeline will be buried offshore in a five-foot deep trench within the Bay. An extendible diffuser will be located at the end of the pipeline at a depth of approximately 34-38 feet. The Commission's leasing jurisdiction covers that portion of the outfall that extends beyond the pierhead line.

4. A Negative Declaration was prepared and adopted for this project by the City of San Diego. The Commission's staff has reviewed such document.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 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:

San Diego Unified Port District; Regional Water Quality Control Board.

FURTHER APPROVALS REQUIRED:

U. S. Army Corps of Engineers; California Coastal Commission; California State Lands Commission.

EXHIBITS:

A. Location And Site Map
B. Land Description
C. Notice of Determination

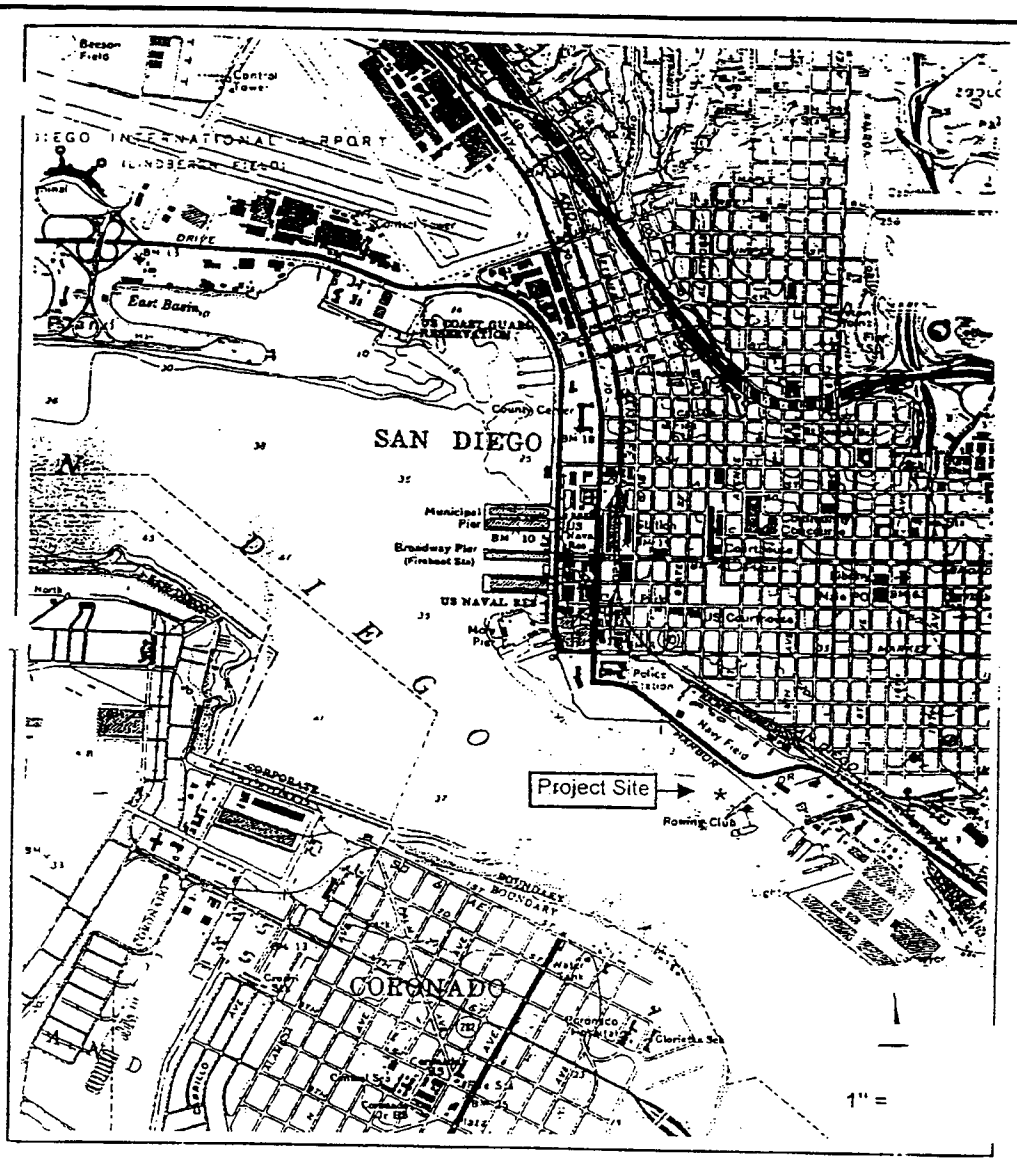
PERMIT STREAMLINING ACT DEADLINE:
October 4, 2000

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:
FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF SAN DIEGO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

SIGNIFICANT LANDS INVENTORY FINDING:
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISISON FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:
AUTHORIZE ISSUANCE TO THE CITY OF SAN DIEGO OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING SEPTEMBER 1, 2000, FOR A TERM OF 25 YEARS, FOR CONSTRUCTION AND MAINTENANCE OF AN EIGHT-INCH DIAMETER HIGH-DENSITY POLYETHYLENE PIPELINE FOR THE RECEIPT, CONVEYANCE AND DISCHARGE OF GROUNDWATER DEWATERING EFFLUENT ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF $1,000,000.



LOCATION MAP

CONVENTION CENTER DEWATERING OUTFALL • 99- 0748

CITY OF SAN DIEGO • PLANNING AND DEVELOPMENT REVIEW

Figure 1

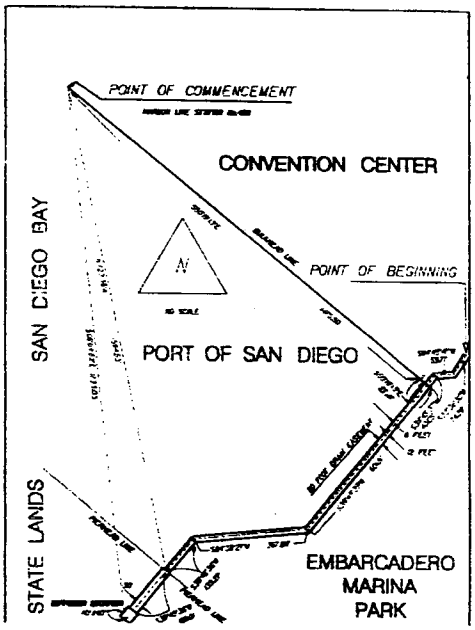


EXHIBIT A
W 25616

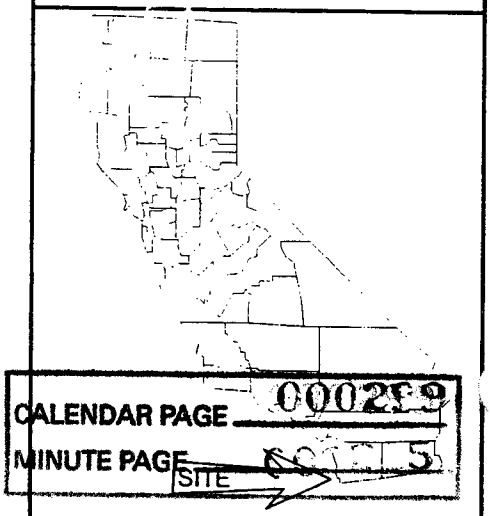


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EXHIBIT B

W 25616

LAND DESCRIPTION

A parcel of submerged lands in the bed of San Diego Bay, more particularly described as follows:

A 30-foot Easement for construction, drainage, maintenance and access from the existing San Diego Convention Center located on the Port of San Diego Lands, in the City of San Diego, County of San Diego, State of California, the line described being 15 feet on either side of the following line of which is described as follows:

COMMENCING at a found Harbor Engineer lead and disk also known as Harbor Line Station No. 458, on the U.S. Bulkhead Line, as said U.S. Bulkhead Line is now established for the Bay of San Diego and delineated on map entitled "Harbor Lines, San Diego Bay, California, File No. (D.O. Series) 426", approved by the Secretary of the Army, April 29, 1963 and filed in the Office of the District Engineer, Los Angeles, California; thence South 50° 19' 13" East, 1475.50 feet to a found Harbor Engineer lead and disk on said U.S. Bulkhead Line; thence South 50° 19' 13" East, 27.41 feet along the U.S. Bulkhead Line; thence leaving said U.S. Bulkhead Line, South 39° 45' 36" West, 138.27 feet to the intersection of the U.S. Pierhead Line; said intersection point bears South 11° 28' 36" East, 1594.53 feet from Harbor Line Station No. 458, said intersection point being the **True Point of Beginning;** thence beginning a 30 foot wide easement, 15 feet on either side of the following described line, South 39° 45' 36" West, 169.01 feet to the beginning of a 40 foot wide easement with 20 feet on either side of the following described line; thence South 39° 45' 36" West, a distance of 40 feet to a point which bears South 6° 04' 52" East, a distance of 1733.05 feet from the Harbor Line Station No. 458.

The above described area is delineated on Exhibit A and made part of this agreement.

EXHIBIT C

NOTICE OF DETERMINATION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Planning and Development Review
1222 First Avenue, MS 501
San Diego, CA 92101

LDR Number: 99-0748

State Clearinghouse Number: 2000021011

Permit Number: N/A

Project Title: Convention Center Dewatering Outfall

Project Location: The proposed outfall (land portion) would be located within a buried trench within Embarcadero Marina Park South, and 300 feet of pipeline would be buried offshore within the bay. The San Diego Convention Center is located at 111 West Harbor Drive, in downtown San Diego, within the Centre City Community Planning Area.

Project Description: COUNCIL APPROVAL to construct a new outfall to receive, convey, and discharge groundwater dewatered effluent into the San Diego Bay from the Convention Center.

This is to advise that the Council of the City of San Diego on 5-1-00 approved the above described project and made the following determinations:

1. The project in its approved form ___ will, X will not, have a significant effect on the environment.

2. ___ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

   X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. R-293059

   ___ An addendum to Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report No. _____ was prepared for this project pursuant to the provisions of CEQA.

   Record of project approval may be examined at the address above.

3. Mitigation measures ___ were, X were not, made a condition of the approval of the project.

4. (EIR only) Findings ___ were, ___ were not, made pursuant to CEQA Guidelines Section 15091.

5. (EIR only) A Statement of Overriding Considerations ___ was, ___ was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Land Development Review Division, Fifth Floor, City Operations Building, 1222 First Avenue, San Diego, CA 92101.

Analyst: Michael J. Mezey

Telephone: (619) 446-5380

Filed by: Ramone Lewis
Signature

Ramone Lewis, Deputy

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Reference: California Public Resources Code, Sections 21108 and 21152.