

MINUTE ITEM  
This Calendar Item No. C51  
was approved as Minute Item  
No. 51 by the State Lands  
Commission by a vote of 3  
to 0 at its 11-26-01  
meeting.

CALENDAR ITEM  
**C51**

A 78  
S 39

11/26/01  
PRC 7987 WP 7987.1  
J. Smith

**AMENDMENT OF LEASE**

**LESSEE:**

San Diego Unified Port District  
P.O. Box 120488  
San Diego, California 92112-0488

**AREA, LAND TYPE, AND LOCATION:**

Sovereign lands in San Diego Bay, San Diego County.

**AUTHORIZED USE:**

Commercial and recreational navigation, including existing anchorage and mooring basins, buoys, boundary markers and navigational aids; breakwaters; access roads; bank protection; and existing industrial marine terminal facilities.

**LEASE TERM:**

28 years, beginning July 1, 1997.

**CONSIDERATION:**

A minimum of \$10,000 per annum; or the total of the following, whichever is greater: (1) 10% of Lessee's gross income from Port operated moorings; and (2) 25% of Lessee's gross income from revenues generated by subleases on the lease premises.

**PROPOSED AMENDMENT:**

Authorize the Coronado Golf Course Bank Stabilization Project. All other terms and conditions of the lease shall remain in effect without amendment.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. The project involves the replacement of existing deteriorated bank stabilization along the easterly shore of Glorietta Bay adjacent to the Coronado Golf Course. The existing bank stabilization was originally

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authorized by the Commission on January 15, 1976 (Lease No. PRC 5080.9). Pursuant to the Commission's action at its August 26, 1997, meeting, that lease was one of eight leases consolidated into one Master Lease (Lease No. PRC 7987.1). To prevent further erosion of the bank, the Lessee is proposing to replace 1,000 linear feet of bank stabilization, involving the excavation of approximately 4300 cubic yards of soil material; the repair of an existing storm drain outlet and construction of a new storm drain outlet. The Lessee has indicated that construction will occur in January 2002, and will not impact the nesting season of the California least tern and the snowy plover. The excavated material will be transported offsite to an approved upland landfill. No royalty will be charged as the project will result in a public benefit. A minimum of \$0.25 per cubic yard will be charged for any material used for private benefit or commercial sale purposes. As the Lessee has received approval for the project from the United States Army Corps of Engineers, the Commission is not required to authorize the storm drain outlet portion of the project pursuant to Public Resources Code section 6327.

The Golf Course is a public facility that is operated by the City of Coronado pursuant to a lease between the City and the Lessee. Staff is recommending that the Commission authorize the amendment of Master Lease No. PRC 7987.1 to authorize this project.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; Title 14, California Code of Regulations, Section 2905(b).
4. 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:**

United States Army Corps of Engineers; Regional Water Quality Control Board; San Diego Unified Port District.

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**EXHIBIT:**

- A. Location and Site Map

**PERMIT STREAMLINING ACT DEADLINE:**

January 24, 2002

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 2, REPLACEMENT OR RECONSTRUCTION; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905(b).

**SIGNIFICANT LANDS INVENTORY FINDING:**

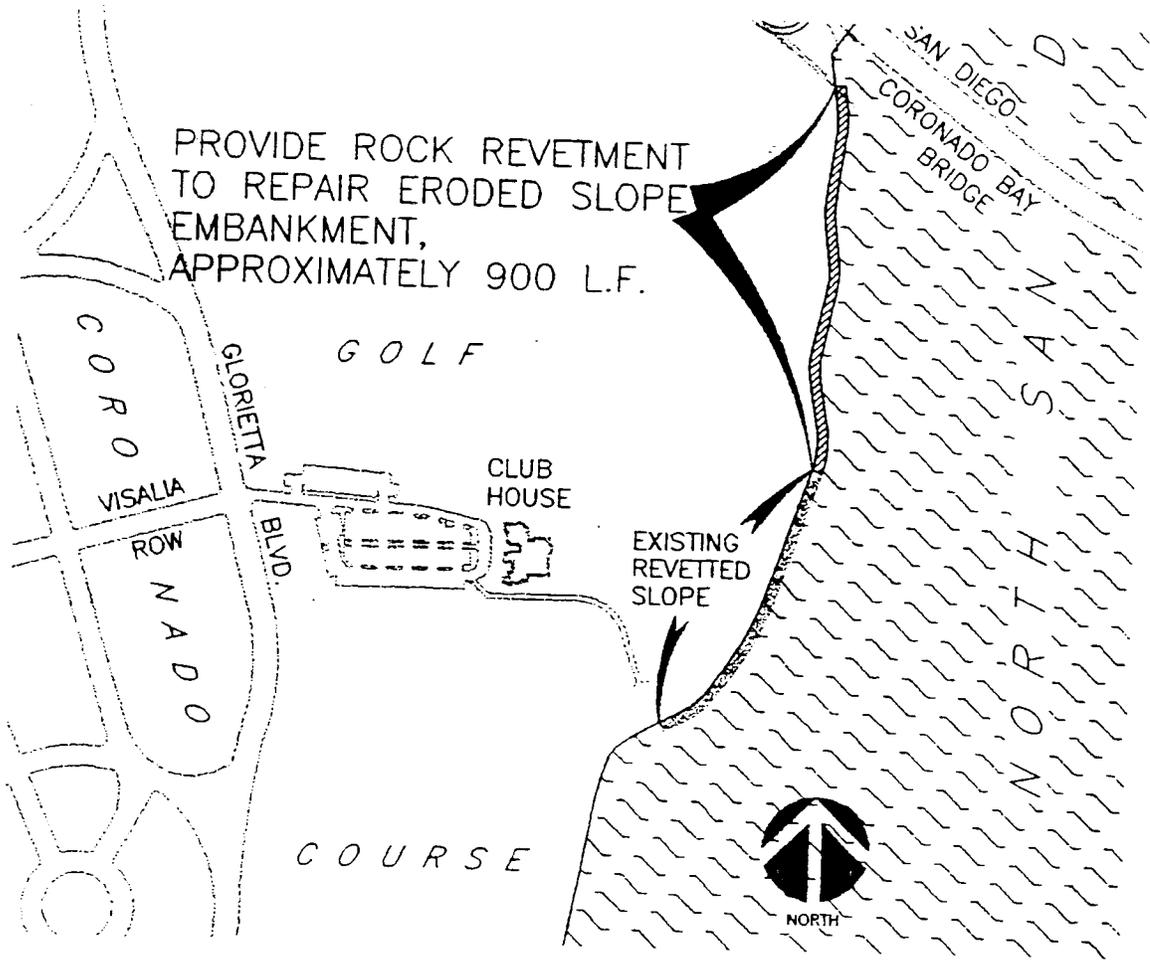
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 7987.1, A GENERAL LEASE - PUBLIC AGENCY/COMMERCIAL USE, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE NOVEMBER 1, 2001, TO AUTHORIZE THE CORONADO GOLF COURSE BANK STABILIZATION PROJECT FOR THE PUBLIC USE AND BENEFIT, INCLUDING THE REPLACEMENT OF APPROXIMATELY 1,000 LINEAR FEET OF REVETMENT; AND THE EXCAVATION OF APPROXIMATELY 4300 CUBIC YARDS OF SOIL MATERIAL TO BE TRANSPORTED TO AN APPROVED UPLAND LANDFILL; NO ROYALTY WILL BE CHARGED AS THE PROJECT IS A PUBLIC BENEFIT; HOWEVER, A MINIMUM OF \$0.25 PER CUBIC YARD WILL BE CHARGED FOR ANY MATERIAL USED FOR PRIVATE BENEFIT OR COMMERCIAL SALE PURPOSES; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

NO SCALE

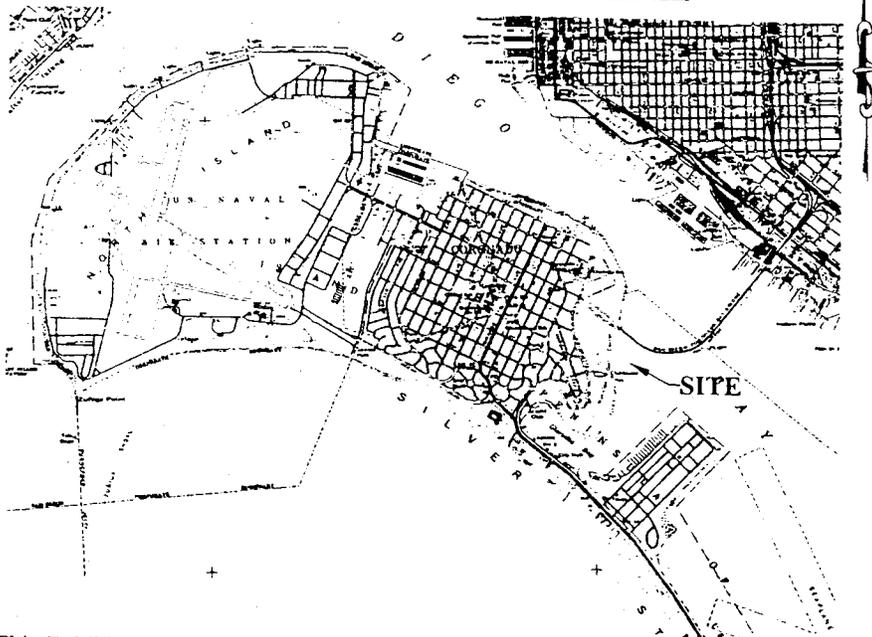
# SITE MAP



Coronado Golf Course, North San Diego Bay

NO SCALE

# LOCATION MAP



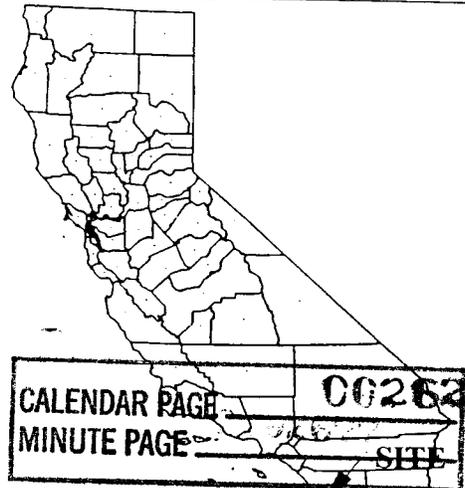
## Exhibit A

WP 7987.1

Coronado Golf Course

Port of San Diego

SAN DIEGO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any state interest in the subject or any other property.