

MINUTE ITEM
This Calendar Item No. C22 was approved as
Minute Item No. 22 by the California State Lands
Commission by a vote of 3 to 0 at its
8/24/06 meeting.

CALENDAR ITEM
C22

A 78
S 39

08/24/06
PRC 8706 W 26151
G.Kato

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

City of Coronado
1825 Strand Way
Coronado, CA 92118

AREA, LAND TYPE, AND LOCATION:

Legislatively granted sovereign lands, with minerals reserved to the State, and ungranted sovereign lands within Glorietta Bay, city of Coronado, San Diego County.

AUTHORIZED USE:

Construction of an eelgrass restoration site on ungranted sovereign lands in the southern portion of Glorietta Bay. Dredge a maximum of 12,000 cubic yards from legislatively granted sovereign lands, with minerals reserved to the state, beneath the Glorietta Bay Marina to provide adequate depth for vessel. The dredged material will be used in the construction of the eelgrass restoration site.

LEASE TERM:

Five years, beginning August 24, 2006.

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. The dredged material may not be sold.

OTHER PERTINENT INFORMATION:

1. This project, the Glorietta Bay Marina, Marina Building and Promenade Redevelopment Project, is part of the Glorietta Bay Master Plan, a comprehensive waterfront redevelopment project. The Commission, at its August 19, 2003, meeting, approved port expenditures within the Glorietta Bay Master Plan Area. The

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primary components of the proposed project consist of: replacement of the Glorietta Bay Marina Building and docks; dredging portions of the Glorietta Bay Marina and the creation of an eelgrass mitigation site; Glorietta Bay shoreline repair and construction of adjacent promenade/sidewalk and a combined sea wall/seat wall; Bay Route bicycle path extension from Tenth Street to San Luis Rey Avenue; Strand Way realignment; and conversion of an existing parking lot to a shoreline pocket park and associated landscaping.

2. Eelgrass restoration is part of a larger project to mitigate loss of eelgrass habitat due to dredging within the Glorietta Bay Marina. Dredging at the Marina is to provide adequate depth for vessel navigation.
3. A portion of the eelgrass restoration site will be located on ungranted sovereign lands under Commission's jurisdiction. The dredging activities will be located on tide and submerged lands that have been: (a) legislatively granted to the city of Coronado, pursuant to Chapter 49, Statutes of 1923, as amended, with minerals reserved, and subsequently transferred to the San Diego Unified Port District pursuant to Chapter 67, Statutes of 1962, as amended, minerals reserved, and (b) on lands granted to the city of Coronado pursuant to Chapter 49, Statutes of 1923, as amended, with minerals reserved.
4. The construction of the eelgrass restoration site will require approximately 12,000 cubic yards of rock and sediment, which will be dredged from granted sovereign lands beneath the Glorietta Bay Marina.
5. The Applicant will be required to survey the dredging and eelgrass mitigation operations for the presence of the invasive alga *Caulerpa taxifolia* according to current survey protocol determined by the National Marine Fisheries Service. The Applicant will also be required to submit copies of the eelgrass monitoring reports over the five-year monitoring period.

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6. A Negative Declaration was prepared and adopted for this project by the city of Coronado. The California State Lands Commission's staff has reviewed the document.
7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Codes section 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:

City of Coronado
San Diego Unified Port District

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
San Diego Regional Water Quality Control Board
California Coastal Commission

EXHIBITS:

- A. Location and Site Map
- B. Eel Grass Restoration Site

PERMIT STREAMLINING ACT DEADLINE:

N/A

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 CORONADO 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 COMMISSION FOR

CALENDAR ITEM NO. C22 (CONT'D)

THE LAND PURSUANT TO PUBLIC RESOURCES CODE
SECTION 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE ISSUANCE TO THE CITY OF CORONADO OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING JUNE 27, 2006, FOR A TERM OF FIVE YEARS, FOR THE CONSTRUCTION OF AN EELGRASS RESTORATION SITE, DREDGE 12,000 CUBIC YARDS OF MATERIAL FROM THE LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, THE DREDGED MATERIAL WILL BE USED FOR THE CONSTRUCTION OF THE EELGRASS RESTORATION SITE; SUCH PERMITTED ACTIVITY IS CONTINGENT UPON APPLICANT'S COMPLIANCE WITH APPLICABLE PERMITS, RECOMMENDATIONS, OR LIMITATIONS ISSUED BY FEDERAL, STATE AND LOCAL GOVERNMENTS; 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, THE DREDGED MATERIAL MAY NOT BE SOLD.

NO SCALE

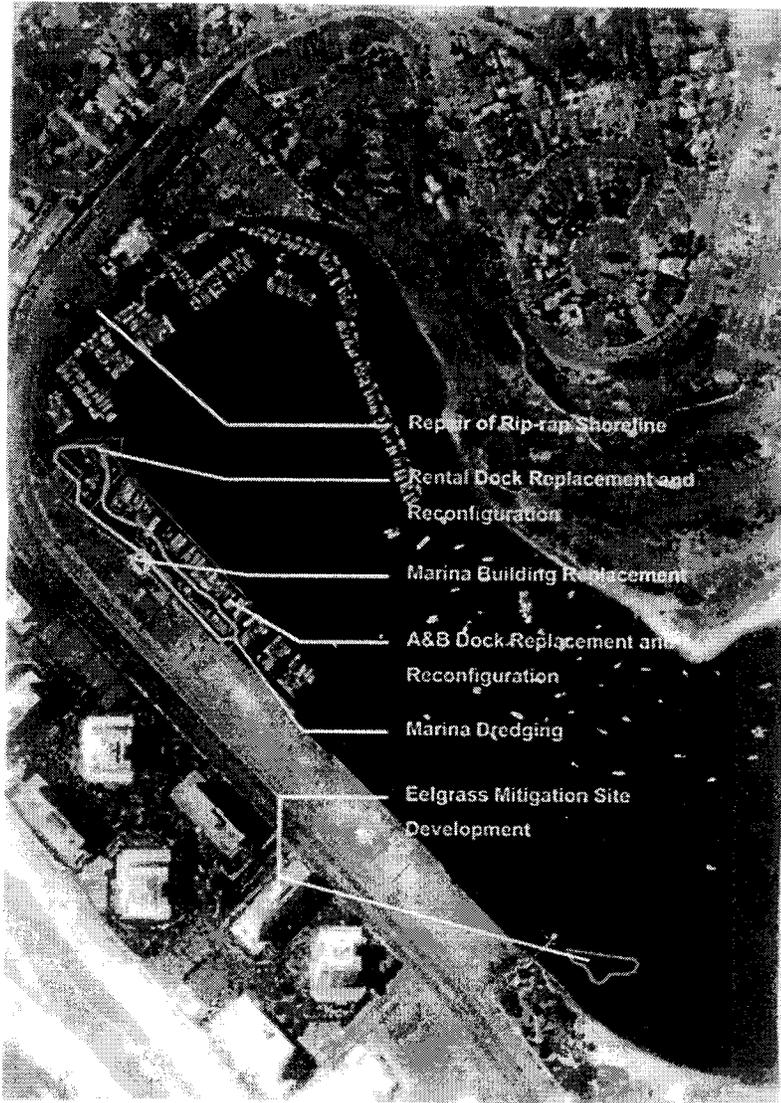


Exhibit A
Location and Site Map

W26151
Glorietta Bay
Eelgrass Restoration Site
City of Coronado
County of San Diego



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

GK 06/29/2006

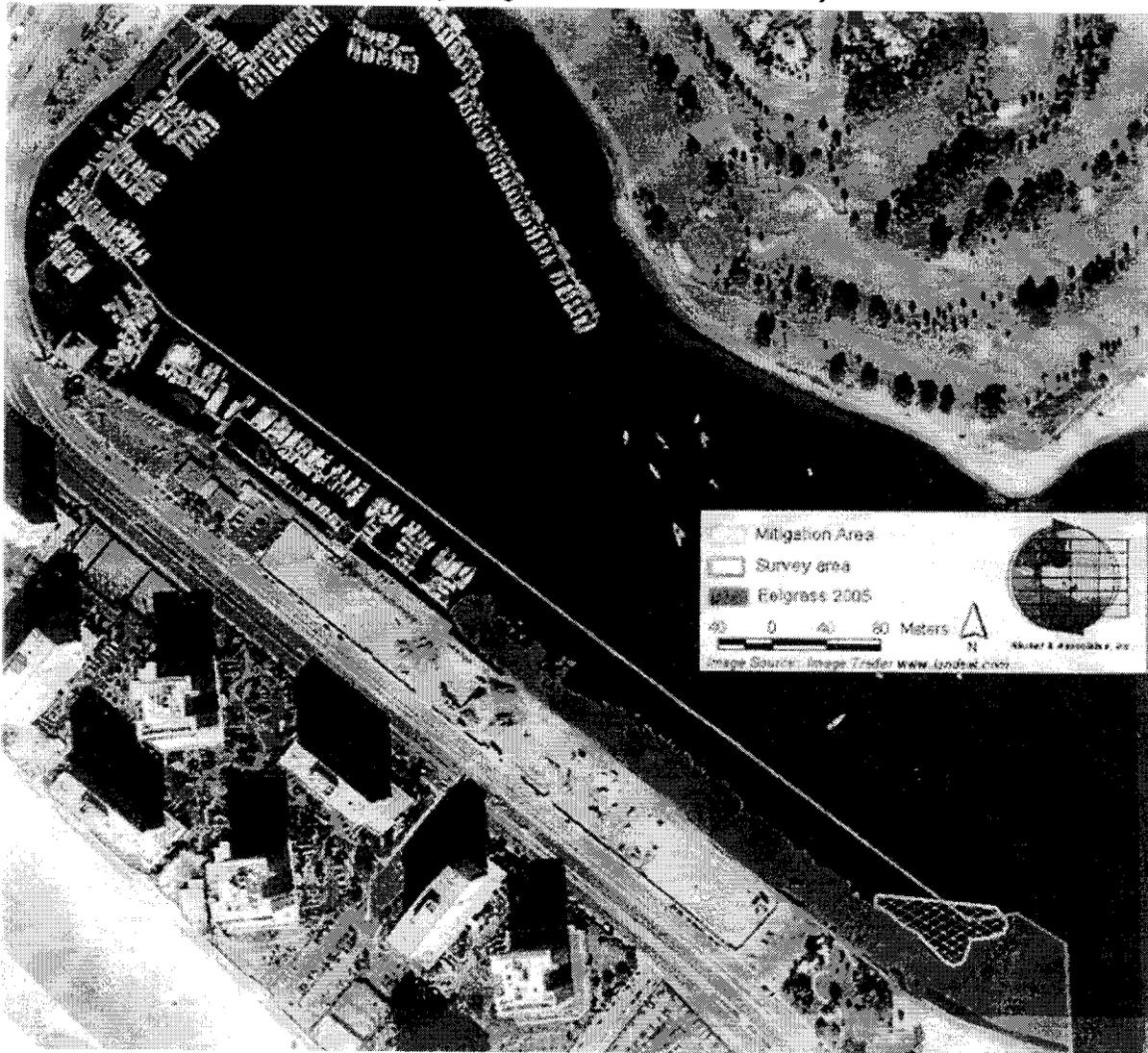
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NO SCALE

Exhibit B
CEQA Eel Grass Study

Represents the proximity of the proposed eel grass mitigation site
to existing eel grass beds in Glorietta Bay



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