

**CALENDAR ITEM  
C35**

A 76, 79

10/27/11

S 39

W 26495  
M. Andersen

**GENERAL LEASE – PUBLIC AGENCY USE**

**APPLICANT:**

San Diego Unified Port District  
3166 Pacific Highway  
San Diego, California 92101

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

Sovereign land located in the San Diego Bay, adjacent to the B Street Pier at 1050 North Harbor Drive, city of San Diego, San Diego County.

**AUTHORIZED USE:**

The construction, use, and maintenance of a pile-supported concrete mooring dolphin and catwalk.

**LEASE TERM:**

49 years, beginning October 27, 2011.

**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.

**OTHER PERTINENT INFORMATION:**

1. The Applicant is the Trustee of the adjacent legislatively-granted sovereign land, pursuant to Chapter 67, Statutes of 1962 and as amended, with minerals reserved to the State.
2. The San Diego Unified Port District (District) submitted an application to construct a pile-supported concrete mooring dolphin and catwalk at the end of the B Street Pier to accommodate larger cruise ships that extend 100 feet or more west of the end pier. The proposed project will extend waterward of lands legislatively granted to the District and onto ungranted sovereign land in the San Diego Bay. The project will also extend beyond the U.S. Army Corps of Engineers Pierhead Line into navigable waters.

CALENDAR ITEM NO. **C35** (CONT'D)

3. The proposed project consists of constructing a pile-supported concrete dolphin and catwalk. The dolphin will occupy approximately 610 square feet of sovereign land and will be supported by fourteen 24-inch precast concrete pilings. Two mooring bollards will be installed on the dolphin to allow the mooring lines of larger cruise ships extending beyond the west end of the B Street Pier to be secured. The proposed catwalk will be constructed to approximately 4-foot width and will be supported by a pair of 24-inch precast concrete pilings. The pilings will be driven from a crane-mounted barge and the concrete deck of the dolphin and the cap for the catwalk will be constructed from cast-in-place concrete. Once complete, the structure will extend 170 feet into San Diego Bay. Navigation and work lights will be mounted on both the dolphin and the catwalk to alert passing boaters of their presence.
  
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Reg., tit. §15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction or Conversion of Small Structures; Title 14, California Code of Regulations, section 15300.  
  
Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300.
  
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370, et seq. but such activity will not affect those significant lands. 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.

**EXHIBITS:**

- A. Site and Location Map
- B. Legal Description

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 3, New Construction on Conversion of Small Structures; Title 14, California Code of Regulations, section 15303.

CALENDAR ITEM NO. **C35** (CONT'D)

**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 section 6370, et seq.

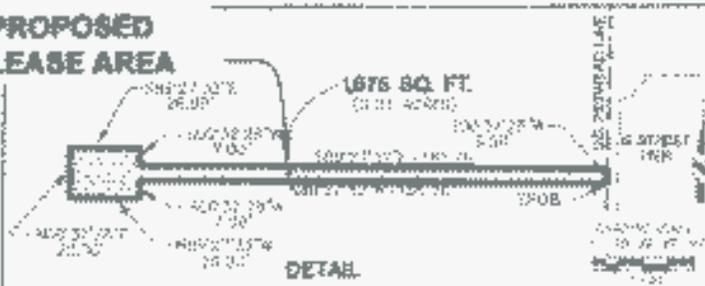
**AUTHORIZATION:**

Authorize issuance of a General Lease – Public Agency Use to the San Diego Unified Port District beginning October 27, 2011, for a term of 49 years, for the construction, use, and maintenance of a pile-supported concrete mooring dolphin and catwalk as shown on Exhibit A and as described on Exhibit B attached and by this reference made a part hereof; consideration to be 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.

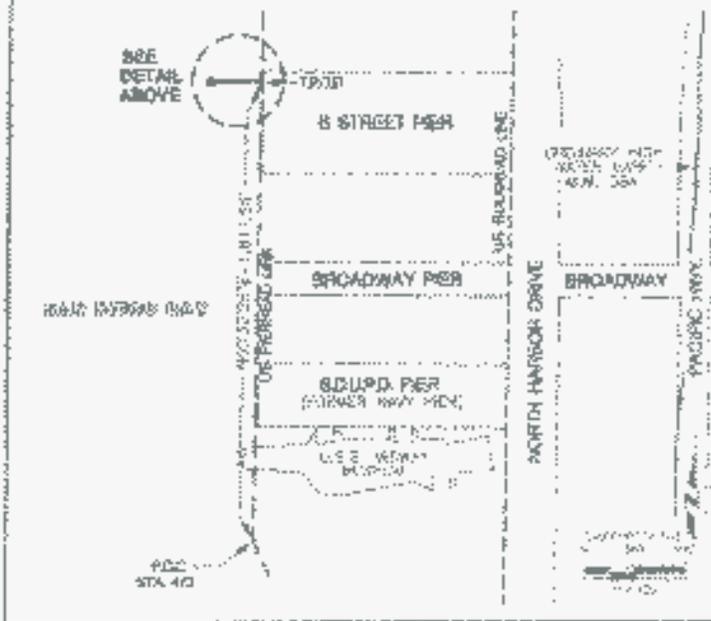
NO SCALE

### SITE

#### PROPOSED LEASE AREA



DETAIL



### B STREET PIER, SAN DIEGO BAY

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

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.

### Exhibit A

W 26495

SAN DIEGO UNIFIED  
PORT DISTRICT  
GENERAL LEASE -  
PUBLIC AGENCY USE  
SAN DIEGO COUNTY



D/E 10/06/11

## EXHIBIT B

W 26495

### LAND DESCRIPTION

A parcel of submerged land lying in San Diego Bay, San Diego County, State of California, more particularly described as follows:

BEGINNING at a point on the U.S. Pierhead line as said line is shown on the Map of The Lands Transferred to the San Diego Unified Port District, on file at the California State Lands Commission, Sacramento Office, lying distant 1,811.55 feet northerly, as measured along said line, from Station 473 as shown on said map; thence the following seven (7) courses:

- 1) N 89°27'32" W 185.76 feet;
- 2) S 00°32'28" W 7.00 feet;
- 3) N 89°27'32" W 28.00 feet;
- 4) N 00°32'28" E 20.00 feet;
- 5) S 89°27'32" E 28.00 feet;
- 6) S 00°32'28" W 7.00 feet;
- 7) S 89°27'32" E 185.76 feet to said Pierhead Line;

thence along said Pierhead Line S 00°32'28" W 6.00 feet to the POINT OF BEGINNING.

### END OF DESCRIPTION

Prepared 10/06/2011 by the California State Lands Commission Boundary Unit.

