

MINUTE ITEM

This Calendar Item No. C40 was approved as
Minute Item No. 40 by the California State Lands
Commission by a vote of 3 to 2 at its
11-21-06 meeting.

CALENDAR ITEM

C40

A 76, 79

11/21/06

PRC 8725

W 26168

PRC 4723.9

S 39, 40

S.Young

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

City of Coronado
1825 Strand Way
Coronado, CA 92118

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in San Diego Bay, between the cities of Coronado and San
Diego, San Diego County.

AUTHORIZED USE:

Installation, operation, and maintenance of 3,150 feet of 30-inch diameter high-
density polyethylene pipe underneath San Diego Bay as part of the city of
Coronado's transbay sanitary sewer force main.

LEASE TERM:

25 years, beginning October 12, 2006.

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:

General liability insurance in the amount of no less than \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.
2. On January 26, 1973, the Commission approved the issuance of a

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49-year Public Agency Permit, Permit No. PRC 4723.9, to the city of Coronado (City) for the operation of a 24-inch force sewer main extending from the city of Coronado, across San Diego Bay to the city of San Diego. The existing sewer main currently serves all of Coronado and the North Island Naval Station and connects to the San Diego sewer system near Seaport Village in San Diego. The City is now applying for a new lease to construct a second transbay sewer force main to supplement the existing main, which is at capacity. The new sewer force main would be installed 30 feet under the bottom ground surface of San Diego Bay and will extend from Coronado to San Diego. The City tentatively plans to begin construction in December of 2006 and complete the project in May of 2007. The existing 24-inch main has been found to have a reduced inside diameter due to a build up of sludge, scaling, corrosion or a combination thereof. This loss of diameter has reduced the City's transbay sanitary sewer pump station's peak pumping capacity. The purpose of the project is to provide a replacement pipe and non-corrodible plastic force main so that the sewer pump station's pumping capacity can be maintained at its intended levels. The proposed high-density polyethylene pipe is expected to have a life expectancy of 75 years. The new force main will be located generally parallel and will be approximately 64 feet to 160 feet apart from the existing main.

3. The proposed project will utilize two types of sewer pipeline installation methods: horizontal directional drilling (HDD) and traditional open cut pipeline installation. HDD will be used to install the 3,150 feet of 30-inch outside diameter HDPE pipe underneath San Diego Bay connecting the City's pump station with an existing sewer manhole located on the San Diego side of the Bay.
4. The existing sewer pipeline, authorized under Permit No. PRC 4723.9, will remain in place. However, the existing 24-inch diameter iron pipe is anticipated to be rehabilitated in early 2008 after the new line is in place. The City has indicated that the existing pipe may be inspected and cleaned before determining if the pipe could be lined to an acceptable diameter for use as a backup to the proposed replacement force main. Under the terms of the existing permit, any change in use in the facility will require future Commission consideration.
5. The new sewer pipeline will also cross lands that have been legislatively granted, with minerals reserved, to the Port of San Diego. The City is

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working with the Port to secure authorization to install the sewer pipeline across the granted lands.

6. A Mitigated Negative Declaration was prepared and adopted for this project by the city of Coronado. The California State Lands Commission's staff has reviewed such document.
7. 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, is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS REQUIRED:

U.S. Army Corps of Engineers
California Coastal Commission
Port of San Diego

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

March 9, 2007

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF CORONADO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED ON FILE IN THE SACRAMENTO OFFICE OF THE CALIFORNIA STATE LANDS COMMISSION.

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SIGNIFICANT LANDS INVENTORY FINDING:

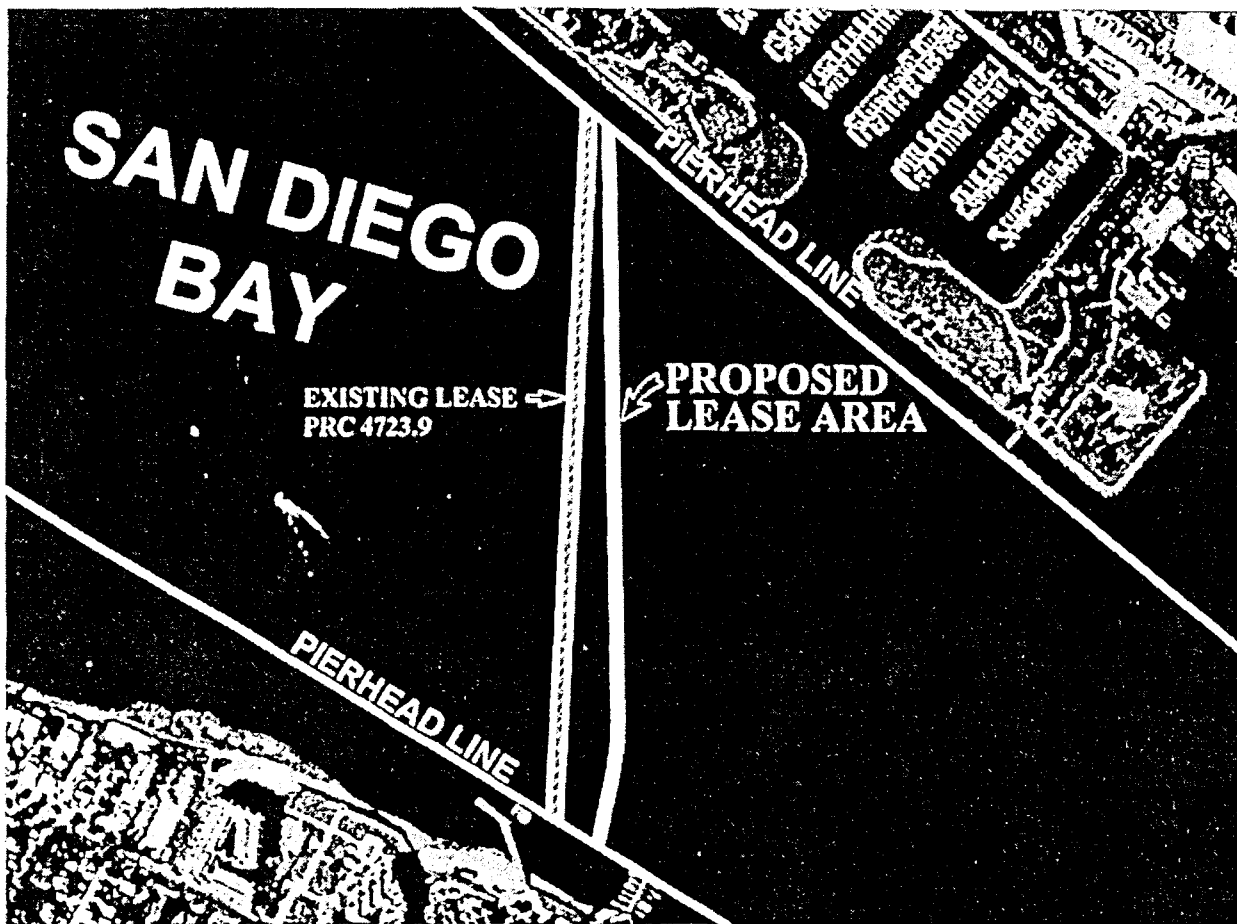
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO THE CITY OF CORONADO OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING OCTOBER 12, 2006, FOR A TERM OF 25 YEARS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF THE TRANSBAY SANITARY SEWER FORCE MAIN ACROSS SAN DIEGO BAY, AS SHOWN ON EXHIBIT A AND AS 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 OF NO LESS THAN \$1,000,000.

NO SCALE

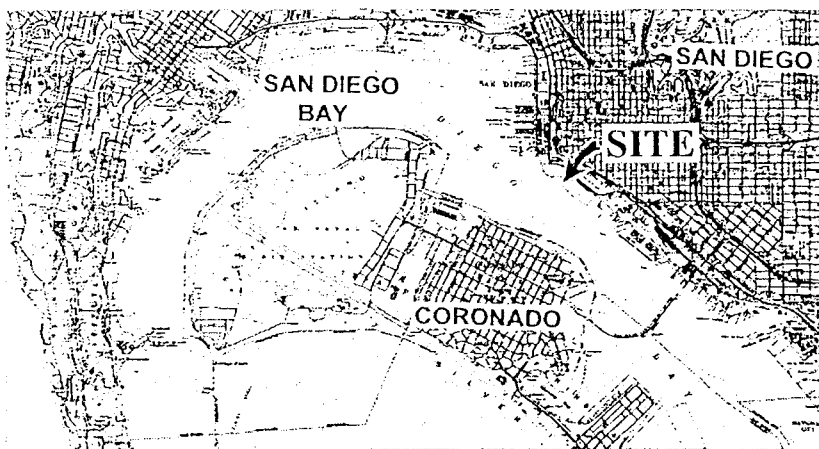
SITE



SAN DIEGO BAY, CALIFORNIA

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

W26168

CITY OF CORONADO
GENERAL LEASE
PUBLIC AGENCY LEASE
SAN DIEGO BAY
SAN DIEGO COUNTY



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EXHIBIT 'B'

Legal Description

A 20 foot strip of Submerged Land, in the bed of San Diego Bay, County of San Diego, State of California lying Northerly of a line between Station 533 and Station 535 of the U.S. Pierhead Line and Southerly of a line between Station 475 and Station 477 of the U.S. Pierhead Line both delineated on that certain Miscellaneous Map No. 564, filed May 28, 1976 in the Office of the County Recorder of San Diego, California, the centerline of said strip being described as follows:

COMMENCING at a brass disk stamped SDUPD-029 shown as Point No. 29 according to Record of Survey Map No.16668 which bears South 67°18'04" East 1696.54 feet from a brass disk stamped SDPUD-030 shown as Point No. 30 according to said Record of Survey map; thence North 74°52'45" West 873.17 feet to the **POINT OF BEGINNING**; .

1. thence North 26°16'12" East 80.65 feet to a curve concave Northwesterly having a radius of 1000.00 feet;
2. thence Northerly along said curve through a central angle of 13°37'47" a distance of 237.88 feet;
3. thence North 12°38'25" East 274.41 feet to a curve concave Westerly having a radius of 1000.00 feet;
4. thence Northerly along said curve through a central angle of 13°20'21" a distance of 232.81 feet;
5. thence North 00°41'56" West 2,271.92 feet;
6. thence North 34°10'24" West 94.65 feet;
7. thence North 22°55'24" West 30.53 feet;
8. thence North 11°40'24" West 46.22 feet;
9. thence North 01°18'03" West 433.96 feet to the **POINT OF TERMINUS**, said point bears South 70°50'07" East 1,000.91 feet from a brass disk stamped SDUPD-012 shown as Point No. 12 according to said Record of Survey map.

Said parcel of land contains 46,840 square feet, more or less.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (1991.35 Epoch), Zone 6. Multiply all distances in the above description by 1.000018975 to obtain ground level distances.

This legal description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: _____

John R. Berggren, L.S. 6000
License Expires 12/31/2006
Date: August 3, 2006



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