

CALENDAR ITEM

C23

A 39

12/10/10

WP 7987.1

S 79

G Kato

SUBLEASE

LESSEE/SUBLESSOR:

San Diego Unified Port District
3165 Pacific Highway
San Diego, CA 92112

SUBLESEE:

City of Coronado
1825 Strand Way
Coronado, CA 92118

AREA, LAND TYPE, AND LOCATION OF MASTER LEASE:

108 acres, more or less, of sovereign lands in San Diego Bay, near San Diego and Coronado, San Diego County

AUTHORIZED USE:

LEASE: Breakwater; maintenance access road; marine terminal, commercial or industrial uses; anchorage/no anchorage areas, and mooring basins

SUBLEASE: Maintenance access road (and for no other use without the written consent of Lessor).

TERM:

LEASE: 28 years, beginning July 1, 1997.

SUBLEASE: To run concurrently with Master Lease No. PRC 7987.1, and terminate June 30, 2025

CONSIDERATION:

LEASE: A minimum of \$10,000 per year; 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 leased premises.

CALENDAR ITEM NO. **C23** (CONT'D)

SUBLEASE: \$100 per year for each and every year during the term of the lease.

OTHER PERTINENT INFORMATION:

1. Lease No. PRC 7987.1 is a Master Lease that covers eight tideland areas for commercial and recreational navigation and existing industrial marine terminal facilities in San Diego Bay.
2. One of the leased areas in the City of Coronado (City) is authorized for a maintenance access road to serve the adjacent Coronado Municipal Golf Course. The San Diego Unified Port District (SDUPD) previously subleased this area to the City. The lease expired on January 31, 2009. PRC 7987.1 requires the SDUPD to obtain written consent from the Commission prior to subletting any of the leased premises.
3. The lease area was originally filled by the State Department of Transportation during the construction of the San Diego Coronado Bridge. After placement, the fill began to erode and required stabilization with rock rip rap. Since the completion of the stabilization, the fill has not created any effect on the environment and no adverse effects are expected in the future.
4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff determined this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

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

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CALENDAR ITEM NO. **C23** (CONT'D)

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 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

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 a Sublease from the San Diego Unified Port District to the City of Coronado for a portion of the Lease No. PRC 7987.1, more particularly shown on Exhibit A attached and by this reference made a part hereof, to run concurrently with Master Lease No. PRC 7987.1 to expire June 30, 2025, for a maintenance access road to serve the adjacent Coronado Municipal Golf Course, City of Coronado, San Diego County.