

**CALENDAR ITEM
C49**

A 79
S 40

05/24/12
PRC 2983.9
M. Andersen

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

United States Department of the Navy
2370 McKean Street, B 291
San Diego, CA 92136

AREA, LAND TYPE, AND LOCATION:

Filled sovereign land located at North Island, adjacent to the Pacific Ocean, near the city of Coronado, San Diego County.

AUTHORIZED USE:

Continued operation, use, and maintenance of four existing fenced airplane approach lights at the United States Naval Air Station.

LEASE TERM:

20 Years, beginning February 28, 2012.

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. Applicant owns the upland adjoining the lease premises.
2. On February 28, 1963, the Commission authorized an easement to the Department of Navy for the construction, operation, and maintenance of four fenced airplane approach lights for Runway 29 at the North Island Naval Air Station. That lease expired February 27, 2012. The applicant has now applied for a General Lease – Public Agency Use.
3. The lease area is located within historic tide and submerged lands that were subject to fill and artificial accretion.

CALENDAR ITEM NO. **C49** (CONT'D)

4. The approach lighting is part of a system aimed to give approaching aircraft the required information for a safe landing. The subject approach lights are used to assist aircraft safely into the North Island Naval Air Station which services 16 helicopter squadrons, 2 fixed wing squadrons, two aircraft carriers, four SEAL Teams, Navy Expeditionary Combat Command squadrons, and other air, surface, and subsurface commands.
5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 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 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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

6. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

CALENDAR ITEM NO. **C49** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the United States Department of the Navy beginning February 28, 2012, for a term of 20 years, for operation, use, and maintenance of four existing fenced airplane approach lights as described on Exhibit A and as shown on Exhibit B (for reference purposes only) 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

EXHIBIT A

PRC 2983.9

LAND DESCRIPTION

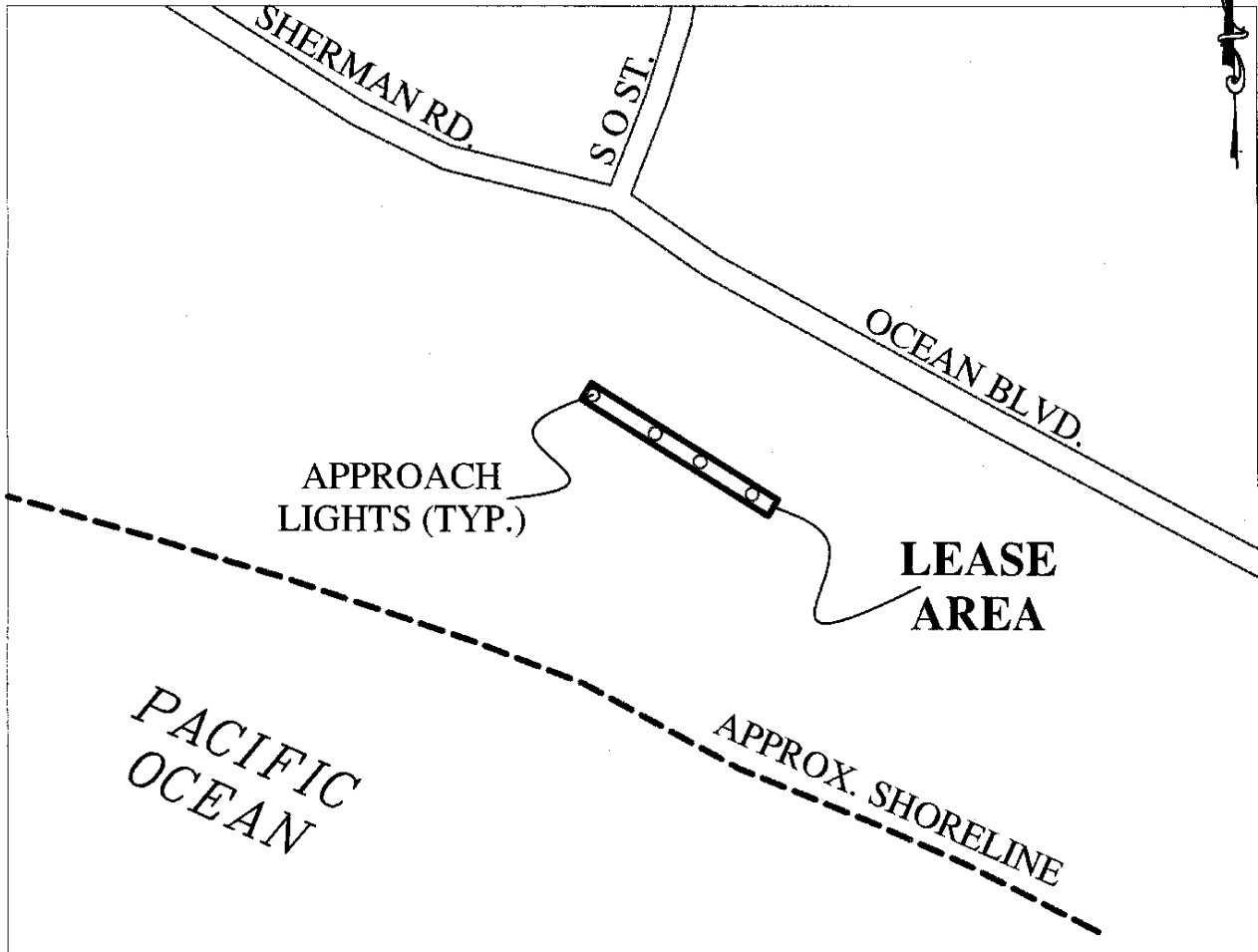
A STRIP OF LAND IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID STRIP OF LAND BEING 30.00 FEET IN WIDTH, LYING 15.00 FEET, WHEN MEASURED AT RIGHT ANGLES, ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT A CONCRETE MONUMENT MARKED CCIII AS SHOWN ON RECORD OF SURVEY MAP NO. 564, FILED FEBRUARY 16, 1937, FILE NO. 8320, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY; THENCE SOUTH 23° 07' WEST 495.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 58° 00' 23" EAST 350.00 FEET TO A POINT OF TERMINATION, CONTAINING 0.24 ACRE MORE OR LESS.

END OF DESCRIPTION

NO SCALE

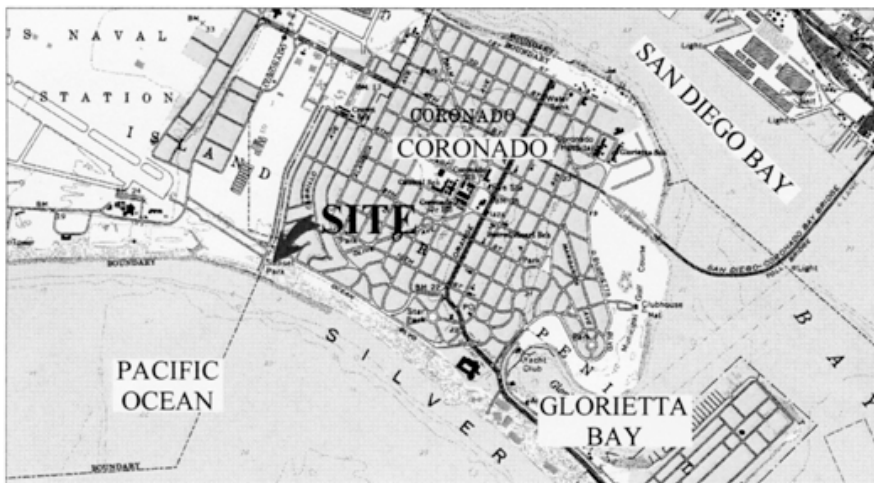
SITE



Runway 29, Naval Air Station, Coronado

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

PRC 2983.9
 NAVAL FACILITIES
 ENGINEERING COMMAND
 GENERAL LEASE -
 PUBLIC AGENCY USE
 SAN DIEGO COUNTY



SITE

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.