

MINUTE ITEM

8/28/68

34. DREDGING PERMIT, TIDE AND SUBMERGED LANDS IN SAN DIEGO BAY, SAN DIEGO COUNTY; CORONADO CAY COMPANY - W.O. 6960, P.R.C. 4030.1.

After consideration of Calendar Item 61 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE OF A PERMIT TO THE CORONADO CAY COMPANY TO DREDGE APPROXIMATELY 1,600,000 CUBIC YARDS OF MATERIAL FROM FOUR CONTIGUOUS AREAS OF STATE TIDE AND SUBMERGED LANDS IN SAN DIEGO BAY AND TO DEPOSIT, WITHOUT CHARGE, APPROXIMATELY 450,000 CUBIC YARDS OF MATERIAL ON ISLAND "A", APPROXIMATELY 800,000 CUBIC YARDS ON ISLAND "B", APPROXIMATELY 300,000 CUBIC YARDS ON U. S. NAVAL AMPHIBIOUS PROPERTY. A ROYALTY OF \$0.10 PER CUBIC YARD IS TO BE CHARGED FOR THE REMAINING APPROXIMATELY 50,000 CUBIC YARDS OF MATERIAL TO BE DEPOSITED UPON PRIVATE PROPERTY. THE AREAS TO BE DREDGED ARE DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment

Calendar Item 61 (6 pages.)

CALENDAR ITEM

8/68
W.O. 6960

61.

DREDGING PERMIT

APPLICANT: Coronado Cay Company

LOCATION: South San Diego Bay

PURPOSE: The construction of navigation channels and of two islands to be known as Islands "A" and "B", which will be on lands granted to and under the jurisdiction of the San Diego Unified Port District

AMOUNT TO BE DREDGED:

A total of approximately 1,600,000 cubic yards from four contiguous areas

DISPOSITION OF DREDGED MATERIAL:

Approximately 450,000 cubic yards of material will be deposited on Island "A", 800,000 cubic yards of Island "B", 300,000 cubic yards on nearby Naval Amphibious property, and 50,000 cubic yards on Rancho Carillo property that the applicant has purchased from the City of Coronado

CONSIDERATION: The public benefit, by creating an additional 174 acres of public waterways, and by making navigational improvement within the bay, and improvement of lands under the jurisdiction of the San Diego Unified Port District and the U. S. Navy. A charge of \$0.10 per cubic yard is to be made for that material placed upon private property.

OTHER PERTINENT INFORMATION:

- a. The lands to be dredged were granted by the State to the San Diego Unified Port District by Chapter 1744, Statutes of 1965, with the minerals being reserved to the State.
- b. The U. S. Army Corps of Engineers has issued a permit authorizing the proposed operations.
- c. The 11th Naval District has approved the deposition of spoil material in an area of land of which the United States currently has title to in fee simple absolute. However, title of the land is to revert and revest in the State of California when no longer used by the United States.
- d. The various State agencies involved have been contacted, and offer the following comments:

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1. The San Diego Regional Water Quality Control Board has submitted a copy of tentative dredger discharge requirements (Resolution 68-R21) that will assure protection of San Diego Bay against water pollution.
2. The Department of Fish and Game does not object as the project will not significantly affect fish and wildlife.
3. The Department of Parks and Recreation has made examinations, pursuant to the provisions of Section 6818 of the Public Resources Code, and reports that if dredging should cover the beach with silt the applicant should be required to restore the beach to its original condition, and that if the creation of Island "A" should generate currents that would have an adverse effect on the adjacent Silver Strand Beach, then jetties or similar structures should be constructed to deflect such currents.
4. The Department of Water Resources believes that deposition of dredged material will have no adverse effects on adjacent shorelines, and that ground water in the area will not be significantly affected by dredging operations.

EXHIBITS:

A. Dredge areas description

B. Project map

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE OF A PERMIT TO THE CORONADO CAY COMPANY TO DREDGE APPROXIMATELY 1,600,000 CUBIC YARDS OF MATERIAL FROM FOUR CONTIGUOUS AREAS OF STATE TIDE AND SUBMERGED LANDS IN SAN DIEGO BAY AND TO DEPOSIT, WITHOUT CHARGE, APPROXIMATELY 450,000 CUBIC YARDS OF MATERIAL ON ISLAND "A", APPROXIMATELY 800,000 CUBIC YARDS ON ISLAND "B", APPROXIMATELY 300,000 CUBIC YARDS ON U. S. NAVAL AMPHIBIOUS PROPERTY. A ROYALTY OF \$0.10 PER CUBIC YARD IS TO BE CHARGED FOR THE REMAINING APPROXIMATELY 50,000 CUBIC YARDS OF MATERIAL TO BE DEPOSITED UPON PRIVATE PROPERTY. THE AREAS TO BE DREDGED ARE DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

EXHIBIT "A"NORTH OFFSITE CHANNEL

THAT PORTION OF THE BAY OF SAN DIEGO, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THOSE PORTIONS OF THE ISLAND OR PENINSULA DESCRIBED IN A DEED FROM J. D. AND A. B. SPRECKELS INVESTMENT COMPANY TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 1, 1932 IN BOOK 76, PAGE 284, ET SEQ, AND BOOK 80, PAGE 270 ET SEQ, OFFICIAL RECORDS OF SAID COUNTY BEING THE SOUTH BOUNDARY OF SILVER STRAND STATE PARK WITH THE EASTERLY RIGHT OF WAY LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY, AS DESCRIBED IN PARCEL 2 IN DEED FROM J. D. AND A. B. SPRECKELS COMPANY, DATED JUNE 25, 1947 AND RECORDED JANUARY 21, 1948 IN BOOK 2645, PAGE 333 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE RAILROAD AS LOCATED AND CONSTRUCTED AND ALONG SAID SOUTHERLY BOUNDARY ABOVE MENTIONED NORTH $74^{\circ} 31' 50''$ EAST 406.93 FEET TO A POINT ON THE MEAN HIGH TIDE LINE PER AGREEMENT BETWEEN CALIFORNIA STATE LANDS COMMISSION AND THE CORONADO CAY CORPORATION HAVING LAMBERT COORDINATES NORTH 169,813.08 AND EAST 1,726,925.47; THENCE NORTH $52^{\circ} 45' 40''$ EAST 1756.29 FEET TO A POINT ON USCE PIERHEAD LINE N $37^{\circ} 14' 20''$ WEST 1559.59 FEET FROM PIERHEAD LINE STATION 499, BEING THE TRUE POINT OF BEGINNING; THENCE, FROM THE TRUE POINT OF BEGINNING NORTH $37^{\circ} 14' 20''$ WEST 67.38 FEET; THENCE NORTH 1900.00 FEET; THENCE EAST 200.00 FEET; THENCE SOUTH 1832.62 FEET; THENCE SOUTH $52^{\circ} 45' 40''$ WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 8.724 ACRES

SOUTH OFFSITE CHANNEL

THAT PORTION OF THE BAY OF SAN DIEGO, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THOSE PORTIONS OF THE ISLAND OR PENINSULA DESCRIBED IN A DEED FROM J. D. AND A. B. SPRECKELS INVESTMENT COMPANY TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 1, 1932 IN BOOK 76, PAGE 284, ET SEQ, AND BOOK 80, PAGE 270 ET SEQ, OFFICIAL RECORDS OF SAID COUNTY BEING THE SOUTH BOUNDARY OF THE SILVER STRAND STATE PARK, WITH THE EASTERLY RIGHT OF WAY LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY, AS DESCRIBED IN PARCEL 2 IN DEED FROM J. D. AND A. B. SPRECKELS COMPANY, DATED JUNE 25, 1947 AND RECORDED JANUARY 21, 1948 IN BOOK 2645, PAGE 333 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE RAILROAD AS LOCATED AND CONSTRUCTED AND ALONG SAID SOUTHERLY BOUNDARY ABOVE MENTIONED NORTH $74^{\circ} 31' 50''$ EAST 406.93 FEET TO A POINT ON THE MEAN HIGH TIDE LINE PER AGREEMENT BETWEEN CALIFORNIA STATE LANDS COMMISSION AND CORONADO CAY CORPORATION OCTOBER 31, 1967, HAVING LAMBERT COORDINATES NORTH 169,813.08 AND EAST 1,726,925.47; THENCE NORTH $52^{\circ} 45' 40''$ EAST 1756.29 FEET TO A POINT

SOUTH OFFSITE CHANNEL (CONTD.)

ON THE USCE PIERHEAD LINE NORTH 37° 14' 20" WEST 1359.59 FEET FROM PIERHEAD LINE STATION 499; THENCE SOUTH 37° 14' 20" EAST 1359.59 FEET ALONG SAID PIERHEAD LINE TO PIERHEAD LINE STATION 499; THENCE SOUTH 12° 14' 44" EAST 4253.40 FEET TO THE TRUE POINT OF BEGINNING BEING STATION 497 USCE PIERHEAD LINE; THENCE, FROM THE TRUE POINT OF BEGINNING NORTH 77° 45' 16" EAST 200.00 FEET; THENCE SOUTH 57° 28' 51" EAST 800.00 FEET; THENCE SOUTH 32° 31' 09" WEST 200.00 FEET; THENCE NORTH 57° 28' 51" WEST 942.00 FEET; THENCE NORTH 32° 31' 09" EAST 59.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.096 ACRES.

CHANNEL LANDS

THAT PORTION OF THE BAY OF SAN DIEGO, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THOSE PORTIONS OF THE ISLAND OR PENINSULA DESCRIBED IN A DEED FROM J. D. AND A. B. SPRECKELS INVESTMENT COMPANY TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 1, 1932 IN BOOK 76, PAGE 284, ET SEQ, AND BOOK 80, PAGE 270 ET SEQ, OFFICIAL RECORDS OF SAID COUNTY BEING THE SOUTH BOUNDARY OF THE SILVER STRAND STATE PARK WITH THE EASTERLY RIGHT OF WAY LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY, AS DESCRIBED IN PARCEL 2 IN DEED FROM J. D. AND A. B. SPRECKELS COMPANY, DATED JUNE 25, 1947 AND RECORDED JANUARY 21, 1948 IN BOOK 2645, PAGE 333 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE RAILROAD AS LOCATED AND CONSTRUCTED AND ALONG SAID SOUTHERLY BOUNDARY ABOVE MENTIONED NORTH 74° 31' 50" EAST 406.93 FEET TO A POINT ON THE MEAN HIGH TIDE LINE PER AGREEMENT BETWEEN CALIFORNIA STATE LANDS COMMISSION AND THE CORONADO CAY CORPORATION OCTOBER 31, 1967, HAVING LAMBERT COORDINATES NORTH 169,813.08 AND EAST 1,726,925.47; THENCE NORTH 52° 45' 40" EAST 1756.29 FEET TO A POINT ON USCE PIERHEAD LINE NORTH 37° 14' 20" WEST 1359.59 FEET FROM PIERHEAD LINE STATION 499, BEING THE TRUE POINT OF BEGINNING; THENCE, FROM THE TRUE POINT OF BEGINNING NORTH 52° 45' 40" EAST 200.00 FEET; THENCE SOUTH 37° 14' 20" EAST 1,403.92 FEET; THENCE SOUTH 12° 14' 44" EAST 4,297.73 FEET; THENCE SOUTH 77° 45' 16" WEST 200.00 FEET TO PIERHEAD LINE STATION 497; THENCE NORTH 12° 14' 44" WEST 4,253.40 FEET ALONG SAID PIERHEAD LINE; THENCE NORTH 37° 14' 20" WEST 1,359.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 25.975 ACRES.

NAVIGATIONAL AREA

THAT PORTION OF THE BAY OF SAN DIEGO, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF THOSE PORTIONS OF THE ISLAND OR PENINSULA DESCRIBED IN A DEED FROM J. D. AND A. B. SPRECKELS INVESTMENT COMPANY TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 1, 1932 IN BOOK 76, PAGE 284, ET SEQ, AND BOOK 80, PAGE 270 ET SEQ, OFFICIAL RECORDS OF SAID COUNTY BEING THE SOUTH BOUNDARY OF THE SILVER STRAND STATE PARK WITH THE EASTERLY RIGHT OF WAY LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY, AS DESCRIBED IN PARCEL 2 IN DEED FROM J. D. AND A. B. SPRECKELS COMPANY, DATED JUNE 25, 1947 AND RECORDED JANUARY 21, 1948 IN BOOK 2645, PAGE 333 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE RAILROAD AS LOCATED AND CONSTRUCTED ALONG SAID SOUTHERLY BOUNDARY ABOVE MENTIONED NORTH 74° 31' 50" EAST 406.93 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE MEAN HIGH TIDE LINE PER AGREEMENT BETWEEN CALIFORNIA STATE LANDS COMMISSION AND THE CORONADO CAY COMPANY, OCTOBER 31, 1967; THENCE, FROM THE TRUE POINT OF BEGINNING HAVING LAMBERT COORDINATES NORTH 169,813.08 AND EAST 1,726,925.47; THENCE SOUTH 41° 17' 40" EAST 33.38 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1440.00 FEET AND WHOSE RADIAL TO SAID POINT BEARS SOUTH 26° 48' 20" WEST, THENCE SOUTHEASTERLY 673.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 48' 20"; THENCE TANGENT TO SAID CURVE EAST 147.00 FEET; THENCE NORTH 83° 51' 30" EAST 491.00 FEET; THENCE NORTH 88° 31' 00" EAST 232.00 FEET; THENCE NORTH 68° 59' 00" EAST 200.86 FEET; THENCE NORTH 78° 46' 00" EAST 249.28 FEET; THENCE SOUTH 26° 11' 00" EAST 131.50 FEET; THENCE SOUTH 48° 37' 00" EAST 84.00 FEET; THENCE SOUTH 37° 11' 00" EAST 36.40 FEET; THENCE SOUTH 13° 55' 00" EAST 56.15 FEET; THENCE SOUTH 32° 00' 00" WEST 18.88 FEET; THENCE SOUTH 77° 18' 00" WEST 47.65 FEET; THENCE SOUTH 70° 52' 00" WEST 38.00 FEET; THENCE NORTH 81° 42' 00" WEST 94.00 FEET; THENCE SOUTH 38° 40' 00" WEST 25.60 FEET; THENCE SOUTH 21° 02' 00" WEST 70.00 FEET; THENCE SOUTH 28° 42' 15" WEST 111.32 FEET; THENCE SOUTH 23° 12' 00" WEST 70.00 FEET; THENCE SOUTH 19° 20' 00" WEST 57.25 FEET; THENCE SOUTH 7° 24' 00" WEST 70.00 FEET; THENCE SOUTH 2° 46' 00" WEST 62.30 FEET; THENCE SOUTH 4° 21' 00" EAST 46.00 FEET; THENCE SOUTH 18° 13' 00" WEST 77.30 FEET; THENCE SOUTH 6° 33' 00" WEST 92.00 FEET; THENCE SOUTH 31° 24' 00" EAST 45.00 FEET; THENCE SOUTH 00° 48' 00" EAST 72.00 FEET; THENCE SOUTH 10° 43' 00" WEST 37.50 FEET; THENCE SOUTH 15° 45' 00" WEST 40.50 FEET; THENCE SOUTH 10° 10' 00" WEST 54.00 FEET; THENCE SOUTH 11° 04' 00" EAST 23.50 FEET; THENCE SOUTH 17° 06' 00" WEST 40.80 FEET; THENCE SOUTH 01° 02' 00" WEST 195.00 FEET; THENCE SOUTH 13° 30' 00" EAST 135.20 FEET; THENCE SOUTH 01° 56' 00" EAST 133.60 FEET; THENCE SOUTH 05° 49' 00" WEST 54.30 FEET; THENCE SOUTH 00° 16' 00" WEST 106.50 FEET; THENCE SOUTH 03° 45' 00" WEST 84.20 FEET; THENCE SOUTH 07° 36' 00" EAST 83.20 FEET; THENCE SOUTH 10° 05' 00" WEST 45.75 FEET; THENCE SOUTH 95.50 FEET; THENCE SOUTH 06° 05' 00" EAST 85.00 FEET; THENCE SOUTH 07° 33' 00" EAST 76.15 FEET; THENCE SOUTH 19° 36' 00" EAST 71.65 FEET; THENCE SOUTH 01° 15' 00" WEST 46.01 FEET; THENCE SOUTH 03° 27' 00" WEST 74.67 FEET; THENCE SOUTH 09° 56' 00" EAST 110.18 FEET; THENCE SOUTH 20° 25' 00" EAST 104.50 FEET; THENCE SOUTH 13° 22' 00" EAST 147.00 FEET; THENCE SOUTH 50.00 FEET; THENCE SOUTH 05° 36' 00" EAST 56.75 FEET TO A POINT ON A CURVE CONCAVE

NAVIGATIONAL AREA (CONTD.)

NORTHEASTERLY WHOSE RADIUS IS 1080.00 FEET AND WHOSE RADIAL TO SAID POINT BEARS SOUTH 62° 21' 20" WEST; THENCE SOUTHEASTERLY 364.22 FEET ALONG THE SAID ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 19' 20"; THENCE TANGENT TO SAID CURVE SOUTH 46° 58' 00" EAST 122.00 FEET; THENCE SOUTH 66° 23' 00" EAST 126.00 FEET; THENCE SOUTH 72° 37' 00" EAST 112.20 FEET; THENCE SOUTH 79° 47' 00" EAST 118.40 FEET; THENCE SOUTH 48° 50' 00" EAST 89.65 FEET; THENCE SOUTH 72° 26' 00" EAST 155.80 FEET; THENCE SOUTH 41° 27' 30" EAST 83.88 FEET; THENCE SOUTH 30° 07' 09" EAST 57.82 FEET; THENCE SOUTH 15° 12' 21" EAST 164.02 FEET; THENCE SOUTH 86.00 FEET; THENCE SOUTH 08° 34' 53" WEST 127.14 FEET; THENCE SOUTH 30° 49' 04" WEST 179.36 FEET; THENCE SOUTH 42° 36' 00" WEST 220.00 FEET; THENCE SOUTH 46° 40' 00" WEST 169.00 FEET; THENCE SOUTH 53° 46' 00" WEST 134.70 FEET; THENCE SOUTH 47° 57' 00" WEST 109.75 FEET; THENCE SOUTH 35° 47' 45" WEST 104.31 FEET; THENCE SOUTH 29° 12' 00" WEST 70.00 FEET; THENCE SOUTH 35° 32' 00" WEST 60.00 FEET; THENCE SOUTH 44° 34' 00" WEST 600.00 FEET; THENCE SOUTH 60° 34' 00" WEST 44.75 FEET; THENCE SOUTH 76° 59' 00" WEST 102.00 FEET; THENCE SOUTH 26° 14' 00" WEST 78.00 FEET; THENCE SOUTH 13° 04' 00" WEST 185.00 FEET; THENCE SOUTH 30° 00' 00" WEST 75.00 FEET; THENCE SOUTH 09° 29' 40" WEST 107.44 FEET; THENCE SOUTH 11° 11' 00" EAST 120.00 FEET; THENCE SOUTH 17° 37' 00" WEST 220.00 FEET; THENCE SOUTH 11° 12' 00" WEST 257.40 FEET; THENCE SOUTH 07° 24' 00" EAST 54.50 FEET; THENCE SOUTH 00° 48' 00" EAST 179.00 FEET; THENCE SOUTH 01° 44' 50" EAST 126.92 FEET; THENCE SOUTH 10° 30' 00" EAST 129.50 FEET; THENCE SOUTH 14° 50' 00" EAST 125.00 FEET; THENCE SOUTH 05° 28' 00" EAST 84.30 FEET; THENCE SOUTH 08° 00' 00" EAST 104.00 FEET; THENCE SOUTH 09° 26' 00" EAST 256.50 FEET; THENCE SOUTH 09° 30' 00" EAST 88.20 FEET; THENCE SOUTH 22° 50' 00" EAST 78.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SAID SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY; THENCE NORTH 75° 26' 43" EAST 596.01 FEET TO A POINT ON THE PIERHEAD LINE AS ESTABLISHED BY THE U.S. A. Y ENGINEERS; THENCE NORTH 14° 33' 17" WEST 1213.65 FEET ALONG SAID PIERHEAD LINE TO STATION 495; THENCE NORTH 32° 31' 09" EAST 2353.67 FEET TO STATION 497; THENCE NORTH 12° 14' 44" WEST 4253.40 FEET TO STATION 499; THENCE NORTH 37° 14' 20" WEST 1359.59 FEET; THENCE SOUTH 52° 45' 40" WEST 1756.29 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 135.091 ACRES.