

**CALENDAR ITEM
C52**

A	76		04/26/05
S	39	PRC 8602	W 26064 J. Smith

GENERAL LEASE - COMMERCIAL USE

APPLICANT:

Southern California Marine Association
1006 E. Chapman Avenue
Orange, California 92866-2111

AREA, LAND TYPE, AND LOCATION:

2.04 acres, more or less, of sovereign lands in San Diego Bay, San Diego, San Diego County.

AUTHORIZED USE:

Placement and maintenance of a temporary marina facility for the 2005 San Diego Summer Boat Show.

LEASE TERM:

One month and two days, beginning June 1, 2005 and ending July 3, 2005.

CONSIDERATION:

\$2026.

SPECIFIC LEASE PROVISIONS:

Insurance:

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

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.
2. The Southern California Marine Association (SCMA), a non-profit organization, has submitted an application to Commission staff requesting authorization to place a temporary marina facility within and waterward of the existing Sheraton Marina in San Diego Bay to accommodate the 2005 San Diego Summer Boat Show. The SCMA is owned by approximately 400 member companies ranging from boat dealers, manufacturers and

CALENDAR ITEM NO. C52 (CONT'D)

distributors. The show will be held at the Harbor Island Sheraton Hotel on June 23 - 26, 2005. The show is open to the public for a nominal charge. The boat show is an opportunity to showcase approximately 175 new and pre-owned boats, as well as landside displays of marine accessory products and services. The SCMA has indicated that set up would begin on June 1 and the temporary facilities would be removed no later than July 3.

The temporary marina facility consists of a floating steel barge that will be held in place with anchors that will be screwed into the seafloor. A diver will install the anchors manually. Approximately 55 docks will be located on ungranted sovereign lands, occupying an area of approximately 8800 square feet. In order to accommodate the boat show, the SCMA will need to temporarily relocate approximately 30 vessels located on lands legislatively granted to the Port of San Diego, that are owned by existing Sheraton Marina tenants, to the temporary marina facility. The rest of the docks will be used to display the new and pre-owned boats. At the end of the boat show, the displaced vessels will be returned to their existing docks within the Sheraton Marina.

The SCMA conducted a survey for the presence of eelgrass and/or *Caulerpa taxifolia* (an invasive exotic alga). While the results of the survey indicate that no *Caulerpa taxifolia* is present, the survey did detect a small patch of eelgrass (less than one square meter) within the shallow portion of the project site. The Department of Fish and Game has determined that no disturbance of eelgrass will occur, and, therefore, the project will not have a significant adverse effect on existing marine resources and habitats.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 4, Minor Alterations to Land.

Authority: Title 14, California Code of Regulations, section 15304.

4. 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

CALENDAR ITEM NO. C52 (CONT'D)

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.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers; California Department of Fish and Game; Port of San Diego.

EXHIBITS:

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

PERMIT STREAMLINING ACT DEADLINE:

June 3, 2005

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA AS A CATEGORICALLY EXEMPT PROJECT, CLASS 4, MINOR ALTERATIONS TO LAND; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15304.

SIGNIFICANT LANDS INVENTORY FINDING:

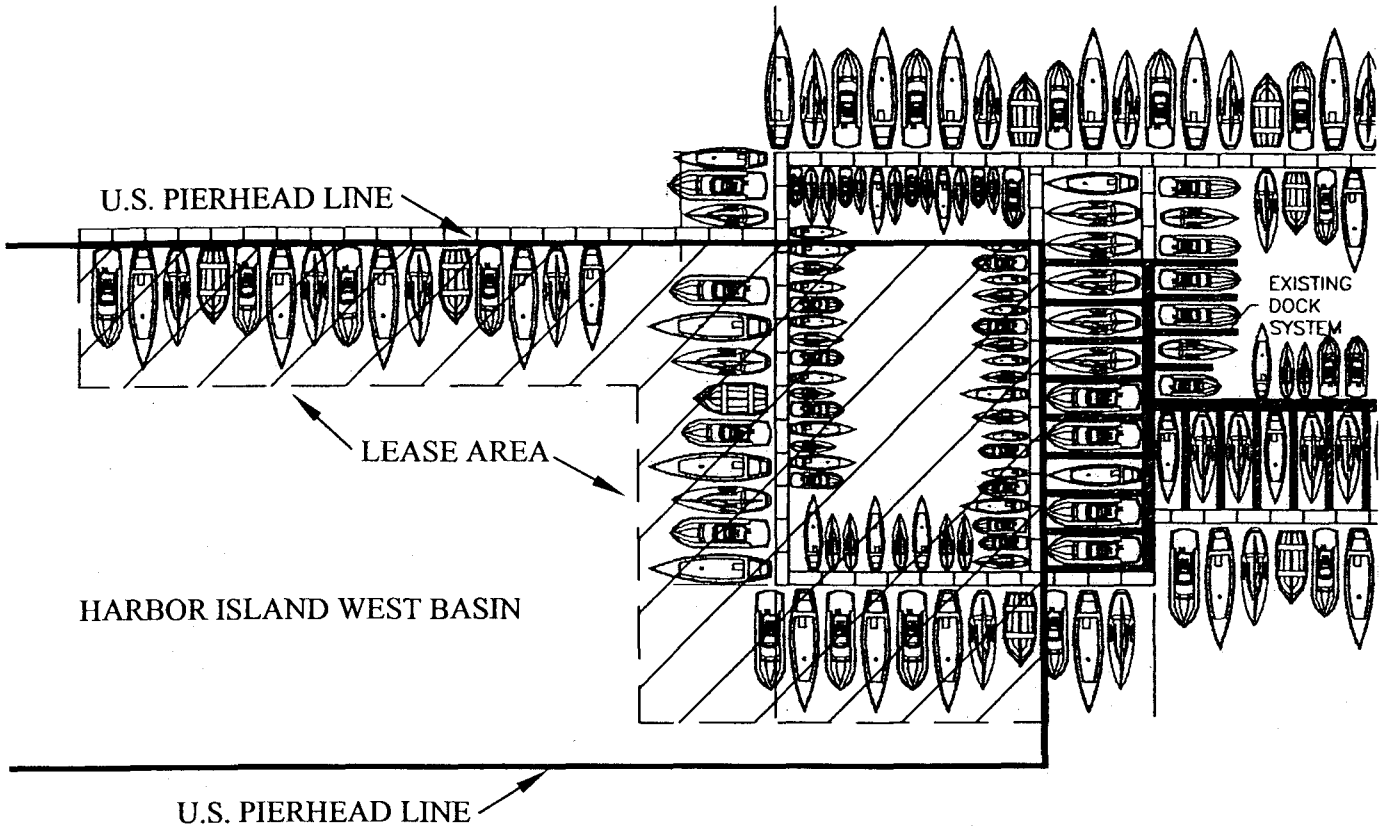
FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO SOUTHERN CALIFORNIA MARINE ASSOCIATION OF A GENERAL LEASE - COMMERCIAL USE, BEGINNING JUNE 1, 2005, FOR A TERM OF ONE MONTH AND TWO DAYS, ENDING ON JULY 3, 2005, FOR PLACEMENT AND MAINTENANCE OF A TEMPORARY MARINA FACILITY FOR THE 2005 SAN DIEGO SUMMER BOAT SHOW, ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; RENT IN THE AMOUNT OF \$2026; GENERAL LIABILITY INSURANCE IN AN AMOUNT NO LESS THAN \$1,000,000.

NO SCALE

SITE



TEMPORARY MARINA FACILITY, HARBOR ISLAND SHERATON MOTEL, SAN DIEGO BAY

NO SCALE

LOCATION

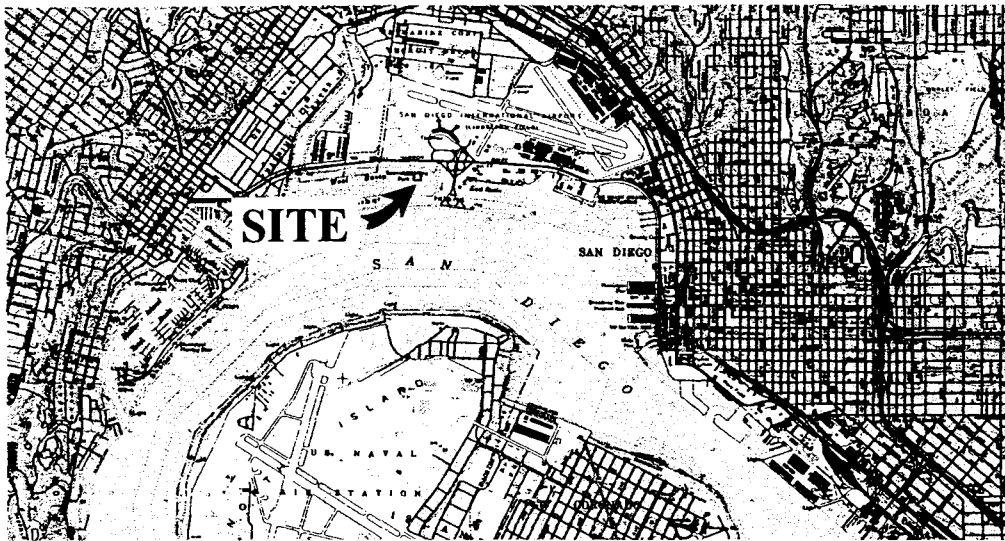


Exhibit A

W 26064
SOUTHERN
CALIFORNIA
MARINE ASSOCIATION
COMMERCIAL LEASE
SAN DIEGO COUNTY



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.

CALENDAR PAGE

MAP SOURCE: USGS 1962

RAB 04/05

EXHIBIT B

LAND DESCRIPTION

All of those submerged lands in the bed of the San Diego Bay on the easterly side of Harbor Island West Basin, City of San Diego, San Diego County , State of California, and being more particularly described as follows:

BEGINNING at a point on the pierhead line of San Diego Harbor, said point designated as Station 459-D-1 having CCS27, Zone 6, coordinates North = 205,639.37, East = 1,708,014.87 as shown on California State Lands Commission map entitled "Map of the Lands Transferred to the San Diego Unified Port District pursuant to Chapter 67 Statutes of 1962 1st E.S" and filed as CB map number 1574, thence along said pierhead line South 00°30'38" West, 280 feet; thence leaving said pierhead line North 89°29'22" West , 230 feet; thence North 00°30'38" East, 205 feet; thence North 89°29'22" West , 325 feet; thence North 00°30'38" East, 75 feet to said pierhead line; thence along said pierhead line South 89°29'22" East, 555 feet to the Point of Beginning.

EXCEPTING THEREFROM any lands lying within the lands granted to the San Diego Unified Port District pursuant to Chapter 67 Statutes of 1962 1st E.S

END OF DESCRIPTION

