

RESOLUTION 2013-96

**RESOLUTION GRANTING CONCEPT APPROVAL FOR
MARINE GROUP BOAT WORKS, LLC FOR THE
RELOCATION OF A 27,145 SQUARE-FOOT BUILDING
AND ASSOCIATED IMPROVEMENTS WITHIN THE
LEASEHOLD AT 997 G STREET IN CHULA VISTA**

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, the Marine Group Boat Works, LLC (Marine Group) has an Amended, Restated and Combined Lease (Document No. 54509) with the District to operate a full-service boat and super-yacht repair facility that includes the fabrication of government and commercial vessels and is located at 997 G Street in the City of Chula Vista; and

WHEREAS, on July 10, 2012, the Board approved Amendment No. 1 (Document No. 59238) to the Amended, Restated and Combined Lease with the Marine Group, which includes one additional 11-year option conditioned upon meeting certain qualifying conditions, including being a tenant in good standing, relocation of a large fabrication building to open up views on the site to San Diego Bay, creation of a habitat buffer zone, and implementation of a plan to accommodate off-street employee parking; and

WHEREAS, the Marine Group proposes the relocation of an existing 27,145 square foot fabrication building and all above and below-ground improvements, including the foundation, slab, footings, and all surrounding paved surfaces, from its current location in the southwestern area of the leasehold to the northeastern corner, the relocation of existing fencing and utilities, including stormwater and electrical facilities, as necessary, and the modification of the existing Marine Group leasehold to allow for the relocation of the building, habitat buffer area and onsite parking (Proposed Project), as depicted in Attachment A; and

WHEREAS, the Port District is the trustee of said tidelands where the Proposed Project will be implemented; and

WHEREAS, Board of Port Commissioners (BPC) Policy No. 357 requires that plans for new tenant development shall be presented to the Board for approval if the project is estimated to cost more than \$500,000; and

WHEREAS, the Proposed Project cost is estimated to cost more than \$500,000; and

WHEREAS, the Proposed Project complies with all District policies and requirements, including the Marine Group's lease provisions, and is consistent with the qualifying conditions required for the additional 11-year option; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the District, as lead agency, evaluated the Proposed Project and determined that the Proposed Project is exempt from CEQA pursuant to the categorical exemptions in State CEQA Guidelines sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15304 (Minor Alterations to Land) and Sections 3.a (6) and (7), 3.b (2), 3.c (2), and 3.d (5) of the District's Guidelines for Compliance with CEQA, and that application of the categorical exemptions in State CEQA Guidelines sections 15301, 15302, 15303 and 15304 is not barred by one of the exceptions set forth in CEQA Guidelines section 15300.2;

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District, hereby grants concept approval of the Proposed Project as set forth in Attachment A for the Proposed Project located at 997 G Street in the City of Chula Vista.

Attachments:

Attachment A: Site Plan

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 11th day of June, 2013, by the following vote:

AYES: Castellanos, Malcolm, Merrifield, Moore, Nelson, Smith, Valderrama

NAYS: None.

EXCUSED: None.

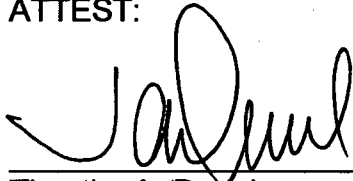
ABSENT: None.

ABSTAIN: None.



Ann Y. Moore, Chair
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)

