

MINUTE ITEM

This Calendar Item No. 38
was approved as a Calendar Item
No. 38 in the State Lands
Commission at a vote of 2
to 0 at the 4/26/79
meeting.

CALENDAR ITEM

38.

4/79
WP 4432
Grimes

IMPLIED DEDICATION STUDY
FIRST STREET, SEAL BEACH

The State is the owner of a 2+ acre parcel at the corner of Pacific Coast Highway and First Street in the City of Seal Beach, Orange County. This parcel is highly desirable for development purposes and the Commission has approved the development of the parcel into a recreation complex including handball courts, tennis courts, gymnasiums, etc. The developer the Commission has selected is Bruce Conn and Associates.

During negotiations with the City and the developer the City required the State to acquire and dedicate to the City the extension of First Street as it runs along the southerly border of the State parcel. The record owner of the extension of First Street is the Southern California Edison Company. The street has been paved, center line striped, and speed signs have been put up by the City without agreement with Southern California Edison. At the intersection of First Street and Pacific Coast Highway is an elaborate set of electrical traffic signals; some serving only the extension of First Street. The City states that these improvements were necessary to insure the safety of the users of the street. The street provides convenient access between Pacific Coast Highway and Westminster Avenue.

The staff contacted Southern California Edison in efforts to negotiate an agreement for dedication and use of the street so that the State's development could go forward. Southern California Edison stated that they could only sell the property to the State and that the price would not be discounted to reflect already existing public use. The price quoted by Southern California Edison for the street area was \$6 to \$8 per sq. ft.

During the negotiations the staff became aware that Southern California Edison has applied to the Coastal Commission for a permit to close off First Street at a point approximately midway along the southerly boundary of the State's parcel. This would preclude the existing flow of traffic between Pacific Coast Highway and Westminster Avenue. It would also make it impossible for the State to deliver the entire street area to the City thereby precluding development of the parcel. It would also obstruct access to a small piece of State land projecting southerly from the state parcel upon which Southern California Edison presently has a lease. The staff feels that the closure of this street would have a significant negative impact on property administered by the State Lands Commission as well as on established prescriptive and implied rights of the public.

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CALENDAR ITEM NO. 38. (CONTD.)

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE STAFF TO UNDERTAKE AN INVESTIGATION OF THE PRESCRIPTIVE AND IMPLIED DEDICATION RIGHTS ATTACHING TO THE EXTENSION OF FIRST STREET, CITY OF SEAL BEACH, ORANGE COUNTY AND REPORT BACK TO THE COMMISSION WITH THE RESULTS OF THIS STUDY AND RECOMMENDED ALTERNATIVES FOR FUTURE ACTION.

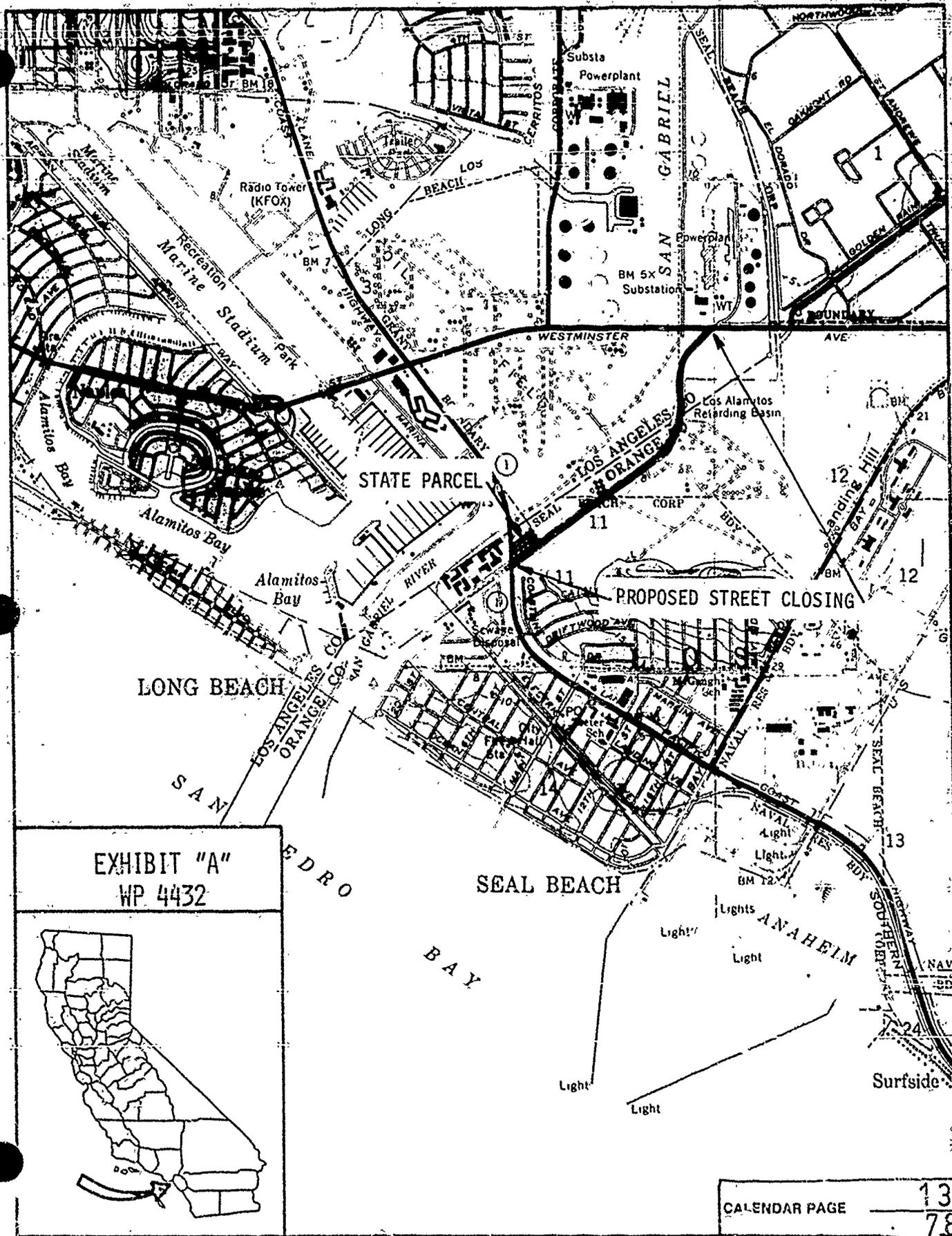


EXHIBIT "A"
WP 4432

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