MINUTE ITEM
This Calendar Item No. C98
was approved as Minute Item
No. 98 by the State Lands
Commission by a vote of 3
to Ø at its 6-19-98
meeting.

CALENDAR ITEM
C98

A 54

S 27

06/19/98
W 20514
G-05-03
Fossum

PURSUANT TO CHAPTER 854, STATUTES OF 1971, REVIEW AND CONSIDER APPROVAL OF LEASE, TERMINATION OF TRUST AND CONVEYANCE OF PUBLIC TRUST LANDS FROM THE CITY OF LONG BEACH TO THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY, FOR EXPANSION OF THEIR HEADQUARTERS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES

APPLICANTS:

The Trustees of the California State University
400 Golden Shore Avenue
Long Beach, California 90802

City of Long Beach
c/o James Hankla, City Manager
333 West Ocean Blvd.
Long Beach, California 90802

On April 26, 1973 the California State Lands Commission (CSLC) approved Calendar Item 28 (Minute Item 30) of the Commission's April 1973 meeting. That item approved the requisite findings, pursuant to Chapter 854, Statutes of 1971, and authorized the City of Long Beach (City), as trustee of sovereign lands granted by Chapter 676, Statutes of 1911, as amended, to convey two parcels of filled tide and submerged lands (totaling 6.4324 acres) to the Trustees of the California State University (Trustees) for development of a headquarters building and nearby parking facility. The findings made by the Commission included that the lands were not needed for public trust purposes, that they were to be freed of the trust, that the right of surface and subsurface entry to the first 500 feet of the property was not needed for production of minerals and that the conveyance was in the best interests of the people of California.

Subsequently, the lands were transferred by the City to the Trustees and the headquarters and parking lot were constructed. The Trustees have now determined that they must reconstruct the headquarters building and to expand its size so as to relocate certain operations which are currently housed elsewhere. In order to do so the Trustees have

requested that the City transfer an additional two parcels (shown on Exhibits A and B) consisting of 0.22 acres and 0.15 acres of filled tide and submerged lands to the Trustees. The new headquarters are planned to be built on the former parking area and the current City trust lands and the existing headquarters are to be removed and replaced by a new parking facility.

The City entered into an Agreement with the Trustees on January 31, 1997, which provided for a lease to the Trustees for the project and agreed to later seek the Commission's approval of a transfer of the fee title to the Trustees. That is the stage of the process currently before the Commission. The Agreement provides that the City, *inter alia*, will:

1) Lease the subject lands for 50 years for a one time payment of $1000.00

2) Seek approval by the CSLC of transfer of the subject lands (Exhibits A and B)

3) Allow use of city/trust lands for a temporary construction staging area

The Agreement also provides that the Trustees, among other things, will:

1) Pay to the City $1000.00 for a fifty year lease of the subject lands

2) Maintain landscaped areas on a portion of city/trust lands (Exhibit C) adjacent to the subject lands

3) Make parking available for public use when not required for use of the Trustees

4) Participate in a traffic and parking management association for Queensway Bay, with an annual cost to the Trustees not to exceed $5000.00

A Mitigated Negative Declaration and Addendum was prepared and adopted for this project by The Trustees of the California State University. The Commission's staff has reviewed such document.

The Commission staff has reviewed the information submitted by the City and the Trustees and based upon that information and its own investigation, make the recommendations provided below.

EXHIBITS:

A. Legal Description of Trust Termination Parcels a & b
B. Map of Parcel A & B
C. Vicinity Map
D. Future Parking Area
E. Notice of Determination

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A MITIGATED NEGATIVE DECLARATION AND ADDENDUM WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. FIND THAT THE LANDS DESCRIBED IN EXHIBIT A AND DEPICTED ON EXHIBIT B:

   A. HAVE BEEN FILLED AND RECLAIMED AS PART OF A PROGRAM OF HARBOR DEVELOPMENT AND FLOOD CONTROL

   B. CONSTITUTE A RELATIVELY SMALL AREA (0.37 ACRES) OF PUBLIC TRUST LANDS

   C. WILL, WHEN DEVELOPED TOGETHER WITH THE FILLED TIDE AND SUBMERGED TRUST LANDS PREVIOUSLY CONVEYED TO THE TRUSTEES, AND OTHER TRUST LANDS PROVIDE ADDITIONAL STATEWIDE PUBLIC BENEFITS BY EXPANDED PARKING FACILITIES FOR THE PUBLIC AS WELL AS STATE AND TRUSTEE EMPLOYEES

3. FIND THAT PURSUANT TO THE REQUIREMENTS OF SECTION 3 (b) (3) OF CHAPTER 854, STATUTES OF 1971

   A. THE LANDS DESCRIBED IN EXHIBIT A AND DEPICTED ON EXHIBIT B ARE NOT NEEDED OR REQUIRED FOR PURPOSES OF NAVIGATION, COMMERCE OR FISHERIES OR FOR PURPOSES OF THE STATUTORY TRUST UPON WHICH SUCH LANDS WERE GRANTED (CHAPTER 676, STATUTES OF 1911, AS AMENDED)

   B. THE LANDS DESCRIBED IN EXHIBITS A AND DEPICTED ON EXHIBIT B SHOULD BE FREED OF THE PUBLIC TRUST FOR NAVIGATION, COMMERCE AND FISHERIES, AND THE STATUTORY TRUST (CHAPTER

676, STATUTES OF 1911, AS AMENDED)

C. THE PROPOSED CONVEYANCE IS IN THE BEST INTERESTS OF THE PEOPLE OF THE STATE.

3. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGMENT, AND RECORDATION, ON BEHALF OF THE CALIFORNIA STATE LANDS COMMISSION, OF THE DEEDS OF CONVEYANCE TO THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY SUBSTANTIALLY THE FORM OF THE COPY OF SUCH DEEDS ON FILE WITH THE COMMISSION.

4. AUTHORIZE AND DIRECT THE STAFF OF THE CALIFORNIA STATE LANDS COMMISSION AND/OR THE CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTION ON BEHALF OF THE CALIFORNIA STATE LANDS COMMISSION, INCLUDING THE EXECUTION, ACKNOWLEDGMENT, ACCEPTANCE, AND RECORDATION OF ALL DOCUMENTS AND PAYMENTS AS MAY BE NECESSARY OR CONVENIENT TO CARRY OUT THE TRANSFER OF FILLED TIDE AND SUBMERGED LANDS FROM THE CITY OF LONG BEACH, AS TRUSTEE OF STATE SOVEREIGN LANDS, TO THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY PURSUANT TO THE PROVISIONS OF SECTION 3 OF CHAPTER 854, STATUTES OF 1971; AND TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER OF THE AGREEMENT.

EXHIBIT A
PARCEL A

BEING A PORTION OF THE ARTIFICIALLY CREATED LAND WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, AS SHOWN ON CITY ENGINEER'S FILE MAP B-1774, SHEET 1 THROUGH 4, DATED JUNE 9, 1959, ON FILE WITH THE CITY OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS "N 0°01'32" W 126.48'" IN THE WESTERLY LINE OF PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP RECORDED IN BOOK 86, PAGES 21 AND 22 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE ALONG SAID WESTERLY LINE SOUTH 0°01'32" EAST 126.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 47.00 FEET; THENCE SOUTHWESTERLY 73.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NON-TANGENT TO PREVIOUS CURVE SOUTH 0°01'32" EAST 27.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 101.00 FEET; THENCE SOUTHEASTERLY 127.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°07'20"; THENCE NON-TANGENT TO PREVIOUS CURVE, SOUTH 44°59'38" EAST 19.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 111.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 10.00 FEET SOUTHWESTERLY FROM LAST SAID CURVE, AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 9°03'55" WEST; THENCE NORTHWESTERLY 156.75 FEET ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 80°54'33"; THENCE NORTH 0°01'32" WEST 127.64 FEET; THENCE NORTH 89°58'28" EAST 1.27 FEET; THENCE NORTH 01°25'35" EAST 14.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 29.00 FEET; THENCE NORTHEASTERLY 35.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°22'52" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 51.00 FEET; THENCE NORTHEASTERLY 54.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°42'01"; THENCE NORTH 09°06'26" EAST 10.06 FEET; THENCE SOUTH 83°27'03" EAST 1.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 83°26'48" WEST; THENCE SOUTHERLY 16.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'44" TO THE POINT OF BEGINNING.

6/12/98

J. P. KAPP, P.E., RCE #22015
LICENSE EXPIRES: SEPTEMBER 30, 2001

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PATRICK KAPP
No. 22015
Exp. 9-30-2001
CIVIL
STATE OF CALIFORNIA

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EXHIBIT A
PARCEL B

BEING A PORTION OF THE ARTIFICIALLY CREATED LAND WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, AS SHOWN ON CITY ENGINEER'S FILE MAP B-1774, SHEET 1 THROUGH 4, DATED JUNE 9, 1959, ON FILE WITH THE CITY OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THE MAP RECORDED IN BOOK 86, PAGES 21 AND 22 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL WEST 272.61 FEET TO ITS INTERSECTION WITH THE TRANSIT LINE SHOWN ON SAID MAP AS "N 0°01'32" W 179.94 FEET"; THENCE LEAVING SAID TRANSIT LINE, CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND ITS WESTERLY PROLONGATION THEREOF NORTH 90°00"00" WEST 19.00 FEET TO A LINE BEING PARALLEL WITH AND 19.00 FEET WESTERLY OF SAID TRANSIT LINE; THENCE NORTHERLY ALONG SAID PARALLEL LINE NORTH 00°01'32" WEST 110.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 12°24'22" EAST; THENCE LEAVING SAID PARALLEL LINE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°28'29", AN ARC LENGTH OF 14.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 183.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 65°52'51" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'04", AN ARC LENGTH OF 58.45 FEET; THENCE SOUTH 42°25'13" EAST 21.00 FEET; THENCE SOUTH 59°15'46" EAST 48.39 FEET; THENCE SOUTH 73°09'23" EAST 32.29 FEET; THENCE NORTH 90°00'00" EAST 103.60 FEET; THENCE NORTH 84°06'04" EAST 54.29 FEET; THENCE NORTH 90°00'00" EAST 5.00 FEET TO A POINT ON A LINE THAT BEARS NORTH 0°00'00" EAST 9.75 FEET FROM THE NORTH EAST CORNER OF SAID PARCEL 2; THENCE ALONG SAID LINE SOUTH 0°00'00" WEST 9.75 FEET TO THE POINT OF BEGINNING.

6/12/98

J. P. KAPP, P.E., RCE #22015
LICENSE EXPIRES: SEPTEMBER 30, 2001

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PATRICK KAPP
No. 22015
Exp. 9-30-2001
CIVIL
STATE OF CALIFORNIA

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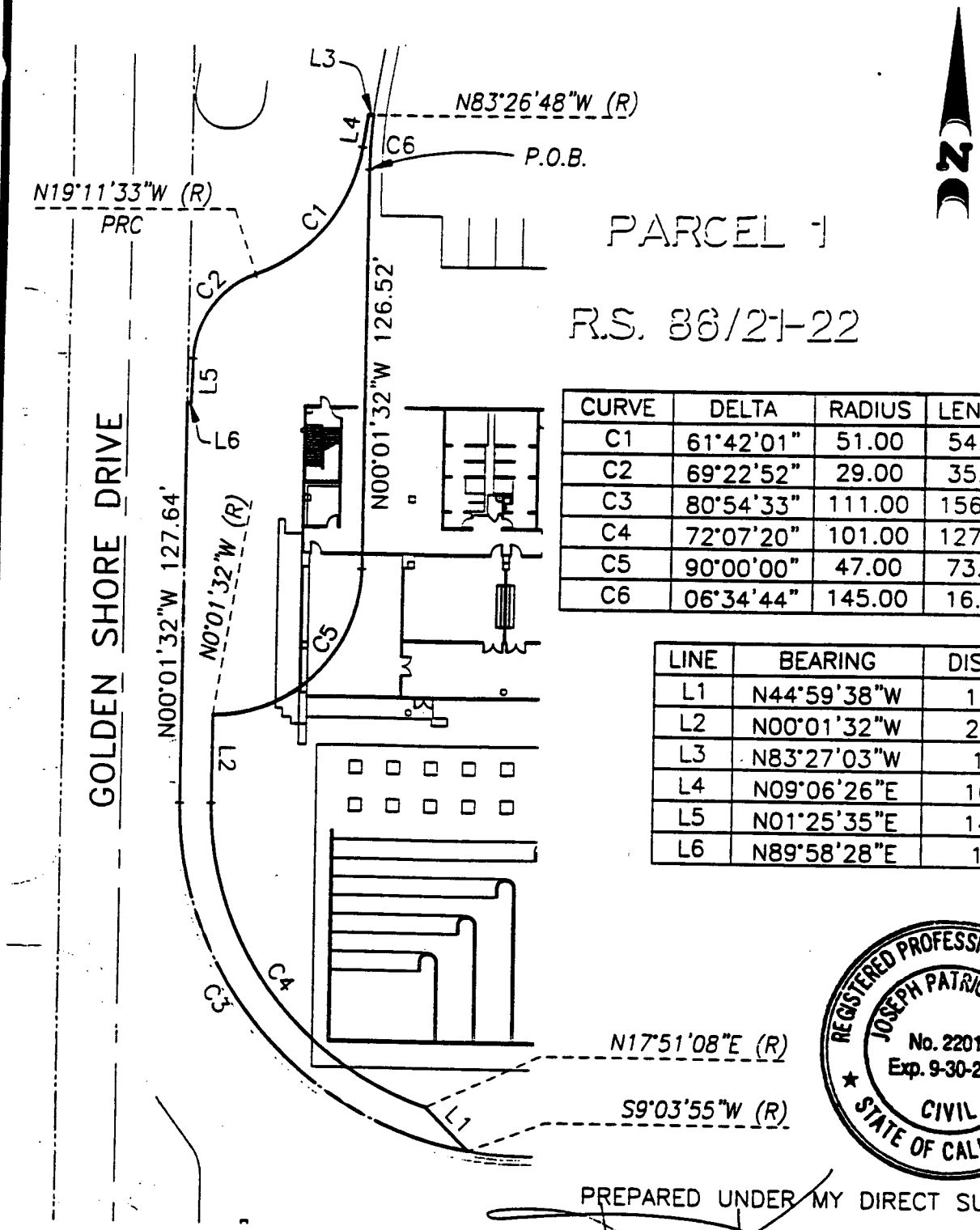
SCALE: 1" = 50'

EXHIBIT B
PARCEL A



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	61°42'01"	51.00	54.92	30.46
C2	69°22'52"	29.00	35.12	20.07
C3	80°54'33"	111.00	156.75	94.65
C4	72°07'20"	101.00	127.14	73.55
C5	90°00'00"	47.00	73.83	47.00
C6	06°34'44"	145.00	16.65	8.33

LINE	BEARING	DISTANCE
L1	N44°59'38"W	19.06'
L2	N00°01'32"W	27.99'
L3	N83°27'03"W	1.67'
L4	N09°06'26"E	10.06'
L5	N01°25'35"E	14.01'
L6	N89°58'28"E	1.27'

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PATRICK KAPP
No. 22015
Exp. 9-30-2001
CIVIL
STATE OF CALIFORNIA

(R) = RADIAL LINE

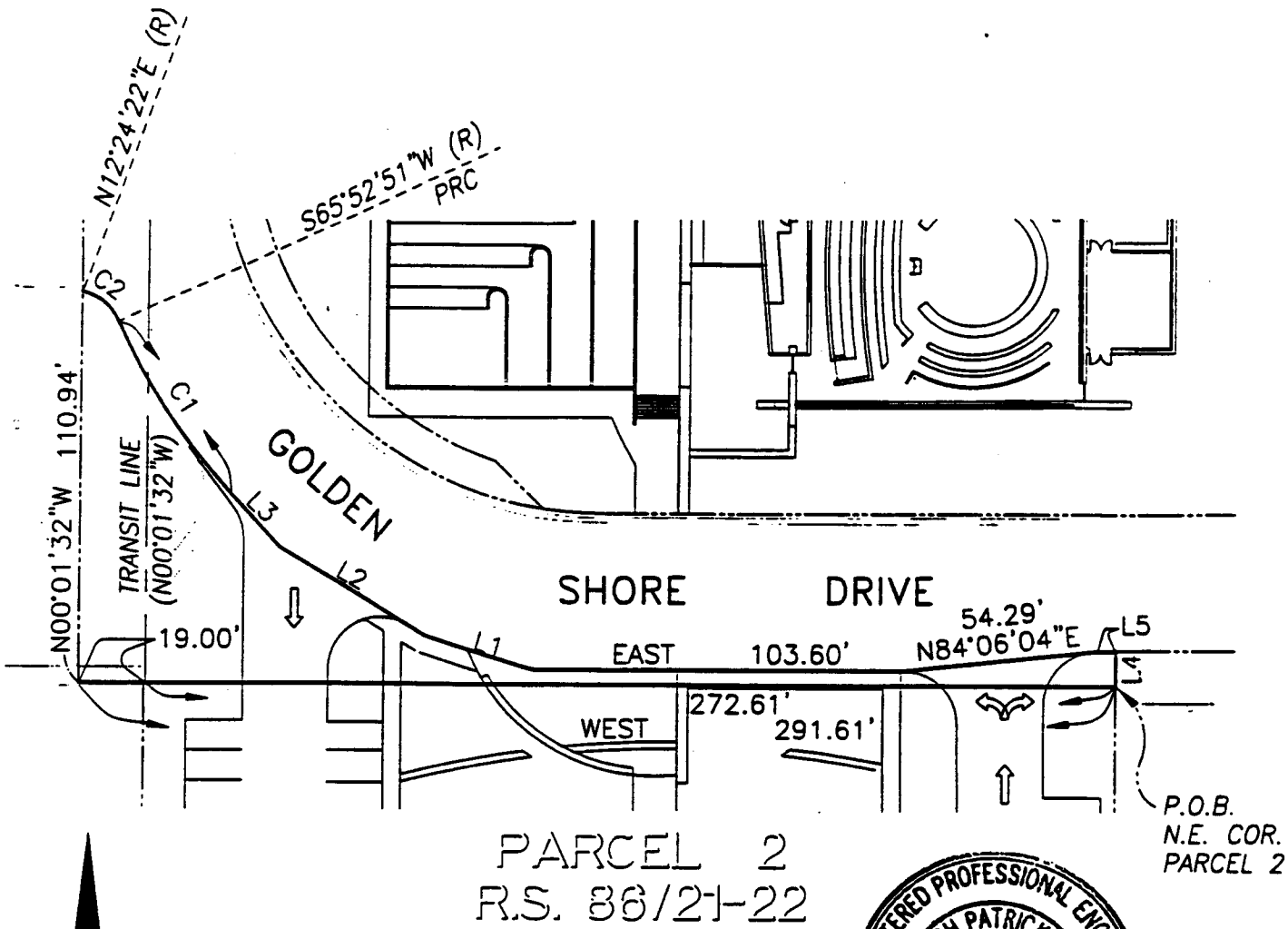
PREPARED UNDER MY DIRECT SUPERVISION

J.P. KAPP, RCE 22015
EXPIRATION DATE: SEPTEMBER 30, 2001

ASL Consulting Engineers
ONE JENNER STREET
SUITE 200
IRVINE, CA 92718
714/727-7099 FAX:714/727-7097

SCALE: 1" = 50'

EXHIBIT B
PARCEL B



PARCEL 2
R.S. 86/21-22

N

( ) = RECORD PER R.S 86/21-22
(R) = RADIAL LINE

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PATRICK KAPP
No. 22015
Exp. 9-30-2001
CIVIL
STATE OF CALIFORNIA

LINE	BEARING	DISTANCE
L1	S73°09'23"E	32.29'
L2	S59°15'46"E	48.39'
L3	S42°25'13"E	21.00'
L4	SOUTH	9.75'
L5	EAST	5.00'

PREPARED UNDER MY DIRECT SUPERVISION

J.P. KAPP, RCE 22015
EXPIRATION DATE: SEPTEMBER 30, 2001

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°18'04"	183.00'	58.45'	29.48'
C2	53°28'29"	15.00'	14.00'	7.56'

ASL Consulting Engineers
ONE JENNER STREET
SUITE 200
IRVINE, CA 92718
714/727-7099 FAX:714/727-7097

EXHIBIT "C"
VICINITY MAP

SECTION 3, CHAPTER 854

STATUTES OF 1971

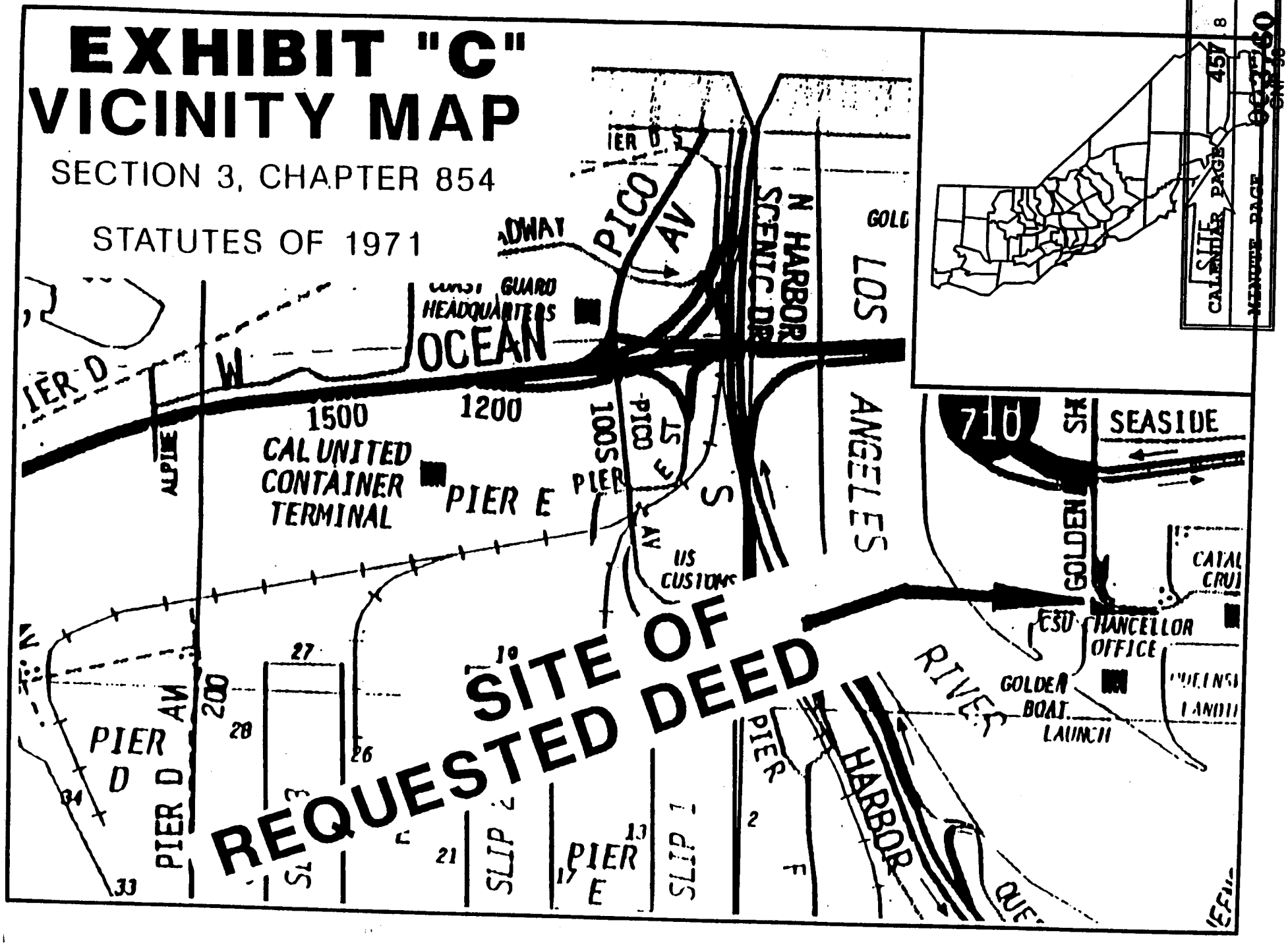


EXHIBIT D

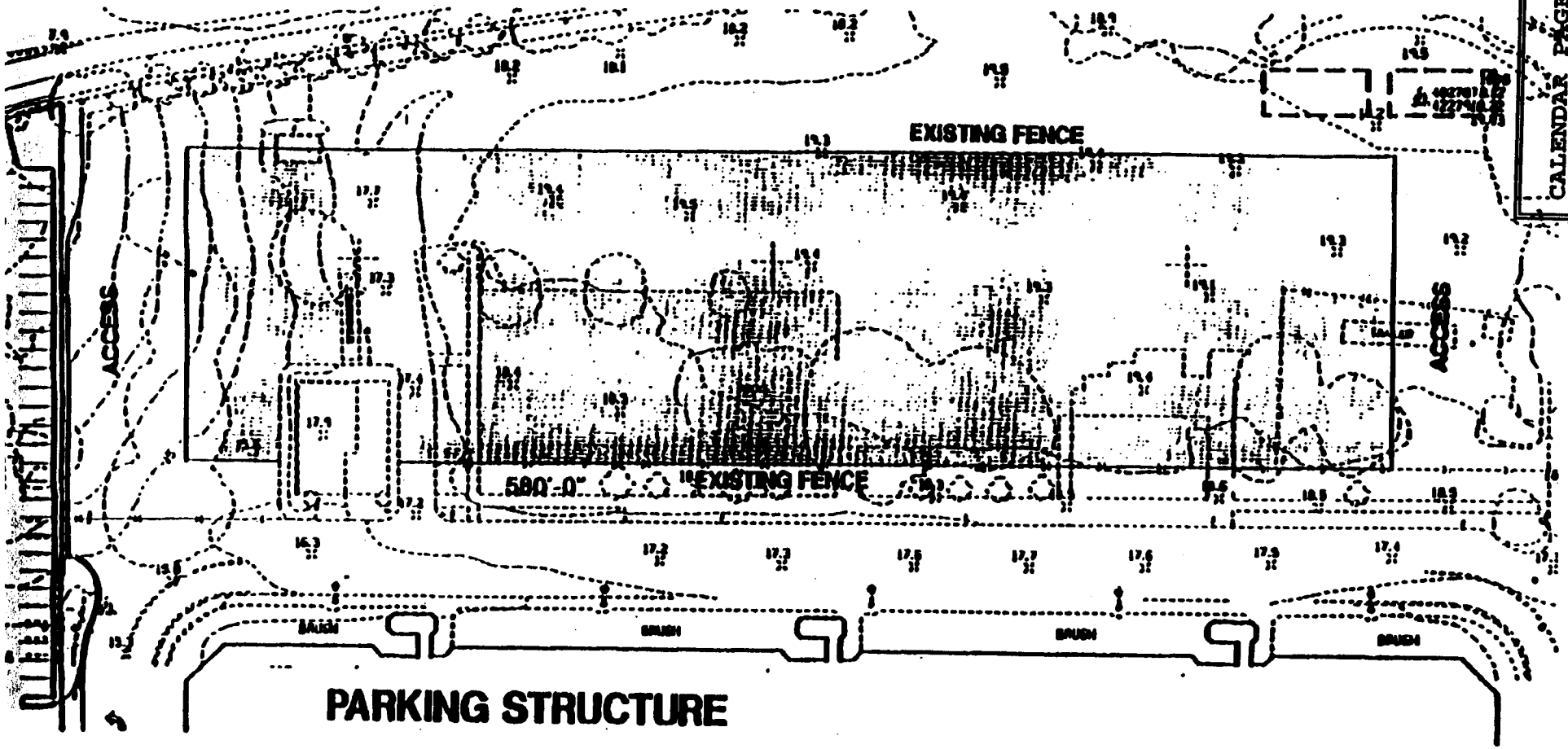


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EXHIBIT E

Notice of Determination - CEQA

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: The Trustees of the California State University
P.O. Box 3502
Seal Beach, CA 90740-7502

Subject:
Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title
California State University, Office of The Chancellor, Headquarters Replacement Building, Mitigated Negative Declaration and Addendum

State Clearinghouse Number	Lead Agency Contact Person	Area Code/Telephone/Extension
96031082	Mr. David A. Rosso, Senior Policy Analyst	(310) 985-9491

Project Location City/County -Long Beach/ Los Angeles. **Specific Campus** Office of The Chancellor

Project Description:
Construct 6-story, 165,000 sq. ft. office building and meeting facility with parking on site of existing building, and demolish existing seismic hazard building

This is to advise that The Board of Trustees of the California State University, as lead agency, has approved the above described project on 07/10/'96 (Date) and has made the following determinations regarding the above described project:

1. The project ____ ~~will~~ X will not have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were. ____ ~~were not~~ made a condition of the approval of the project.
4. A statement of Overriding Considerations ____ ~~was~~ X was not adopted for this project.
5. Findings X were, ____ ~~were not~~ made pursuant to the provisions of CEQA.

CSU Chancellor's Office, Physical Planning and Development, 4665 Lampson Avenue, Los Alamitos, CA 90720

Signature (Physical Planning and Development)	July 10, 1996 Date	Planning Official Acting Chief, Administration

Date received for filing at OPR:

YOUR COPY CONTAINS OPR DATE STAMP ⇒ READS Jul 11, 1996 ON ORIGINAL!

THE CALIFORNIA STATE UNIVERSITY
JUL 17 1996
POLICY & PLANNING
PP&D

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