MINUTE ITEM
This Calendar Item No. C52 was approved as Minute Item No. 52 by the California State Lands Commission by a vote of 3 to Ø at its 4-9-02 meeting.

CALENDAR ITEM
C52

A 78, 79

S 39, 40

AD 425

04/09/02
G10-08
C. Fossum
J. Lucchesi

CONSIDER APPROVAL OF THE PROPOSED EXPENDITURE OF PUBLIC TRUST FUNDS BY THE SAN DIEGO UNIFIED PORT DISTRICT FOR THE ACQUISITION OF A 1.81 - ACRE PARCEL LOCATED ADJACENT TO EXISTING PUBLIC TRUST LANDS IN THE CITY OF CHULA VISTA, SAN DIEGO COUNTY

APPLICANT

San Diego Unified Port District
P.O. Box 448
San Diego, CA 92122-0488

CURRENT STATUS

The San Diego Unified Port District (Port) is trustee of tide and submerged lands granted to it by the Legislature pursuant to Chapter 67, Statutes of 1962, as amended, with minerals reserved to the State. The Port desires to purchase a 1.81 – acre parcel adjacent to existing Port tidelands in the city of Chula Vista, San Diego County.

THE PROPERTY

The property proposed for acquisition is a vacant 1.81 – acre parcel located at the northwest corner of "J" Street and Bay Boulevard, between the Port's Chula Vista Bayfront and the "J" Street off-ramp for Interstate 5, adjacent to the recently acquired BF Goodrich property. The proposed purchase price is $1,540,000.

The subject parcel will provide the Port tideland properties in Chula Vista with direct access to Interstate 5. Although there are no specific plans for the subject parcel, it will be combined with the adjacent 200 acres of Port tideland properties for future redevelopment and will undergo a master planning process for the Chula Vista Bayfront. This acquisition will benefit the adjacent tidelands by allowing for a seamless master planned development from the freeway to San Diego Bay. As the ultimate use for the parcel will be determined by a master plan, potential uses may include enhanced freeway access to tideland properties if traffic volumes caused by redevelopment dictate the need for additional

capacity at the off-ramp, as well as, a potential site for a high quality, signature project that will increase the value of the adjacent 200 – acre tideland parcel.

The Commission staff has reviewed the information submitted by the Port for the proposed acquisition pursuant to Section 30.5 of Chapter 67, Statutes of 1962, as amended and Public Resources Code Section 6701, et seq. Commission staff has reviewed the appraisal and has concluded that the appraisal is acceptable for purposes of supporting the expenditure of $1.54 million of tidelands trust funds. The staff believes that the proposed acquisition is consistent with the public trust needs in the area and the lands to be held by the Port will be managed consistent with their statutory trust and recommends that the Commission consent to the proposed acquisition as described herein.

OTHER PERTINENT INFORMATION

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 under the general rule that the CEQA applies only to projects that have the potential for causing a significant effect on the environment. The staff believes, based on information available to it, that there is no possibility that this project may have a significant effect on the environment.

Authority: Title 14, California Code of Regulations, section 15061 (b) (3).

EXHIBIT

A. Location and Site Map

PERMIT STREAMILINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACITIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 (b) (3).

AUTHORIZATION:

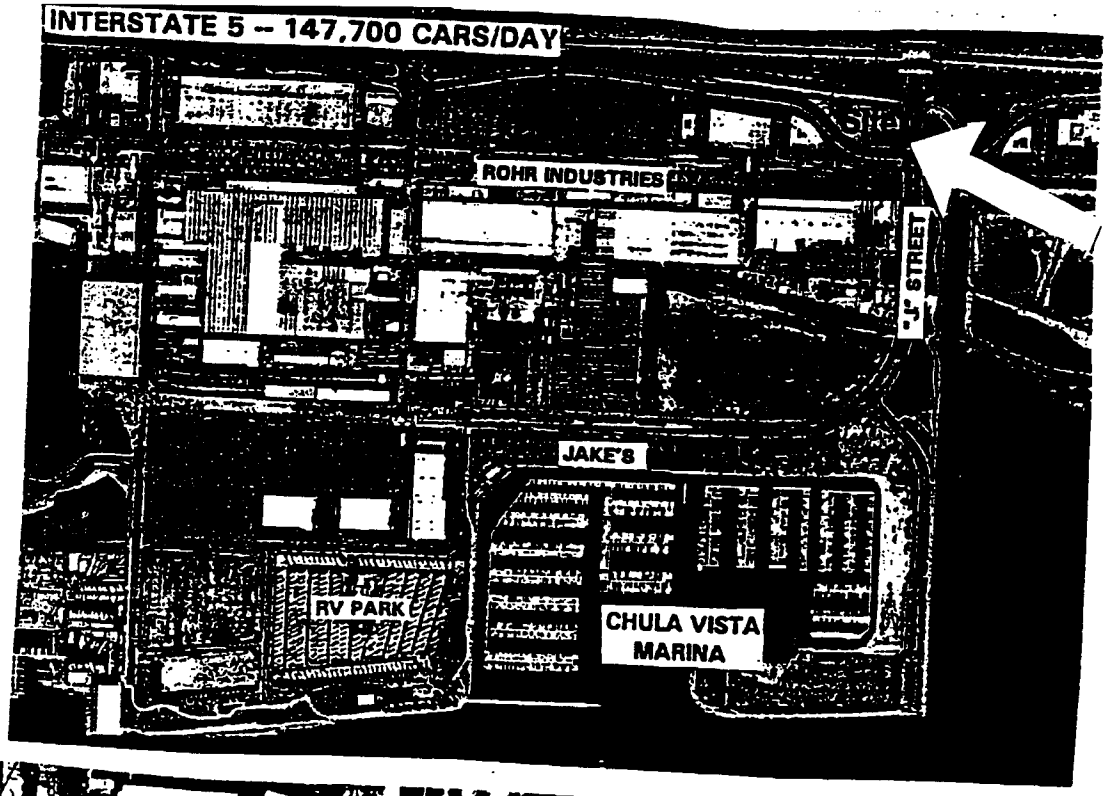
1. FIND THAT ACQUISITION OF THE 1.81 – ACRE PARCEL BY THE SAN DIEGO UNIFIED PORT DISTRICT IS ACCORDANCE WITH THE TERMS OF THE LEGISLATIVE TRUST GRANT, CHAPTER 67, STATUTES OF 1962, AS AMENDED.

2. FIND THAT THE ACQUISITION OF THE 1.81 – ACRE PARCEL BY THE SAN DIEGO UNIFIED PORT DISTRICT AS SET FORTH IN THOSE DOCUMENTS ON FILE IN THE OFFICES OF THE COMMISSION IS IN THE BEST INTERESTS OF THE STATE.

3. FIND THAT THE LANDS TO BE ACQUIRED BY THE SAN DIEGO UNIFIED PORT DISTRICT AS REFERRED TO HEREIN ARE TO BE ACCEPTED AS PUBLIC TRUST LANDS FOR THE BENEFIT OF THE PEOPLE OF THE STATE OF CALIFORNIA, TO BE HELD BY THE SAN DIEGO UNIFIED PORT DISTRICT AS PUBLIC TRUST LANDS SUBJECT TO CHAPTER 67, STATUTES OF 1962, AS AMENDED.

4. FIND THAT THE INCOME GENERATED BY THE LAND TO BE ACQUIRED WILL BE DEPOSITED IN AN APPROPRIATE FUND EXPENDABLE ONLY FOR PUBLIC TRUST PURPOSES OF STATEWIDE BENEFIT AS AUTHORIZED BY THE LEGISLATIVE TRUST GRANTE, CHAPTER 67, STATUTES OF 1962, AS AMENDED.

5. APPROVE THE EXPENDITURE OF $1,540,000 OF TIDELAND TRUST FUNDS FOR THE PROPOSED ACQUISITION OF THE 1.81 – ACRE PARCEL BY THE SAN DIEGO UNIFIED PORT DISTRICT.



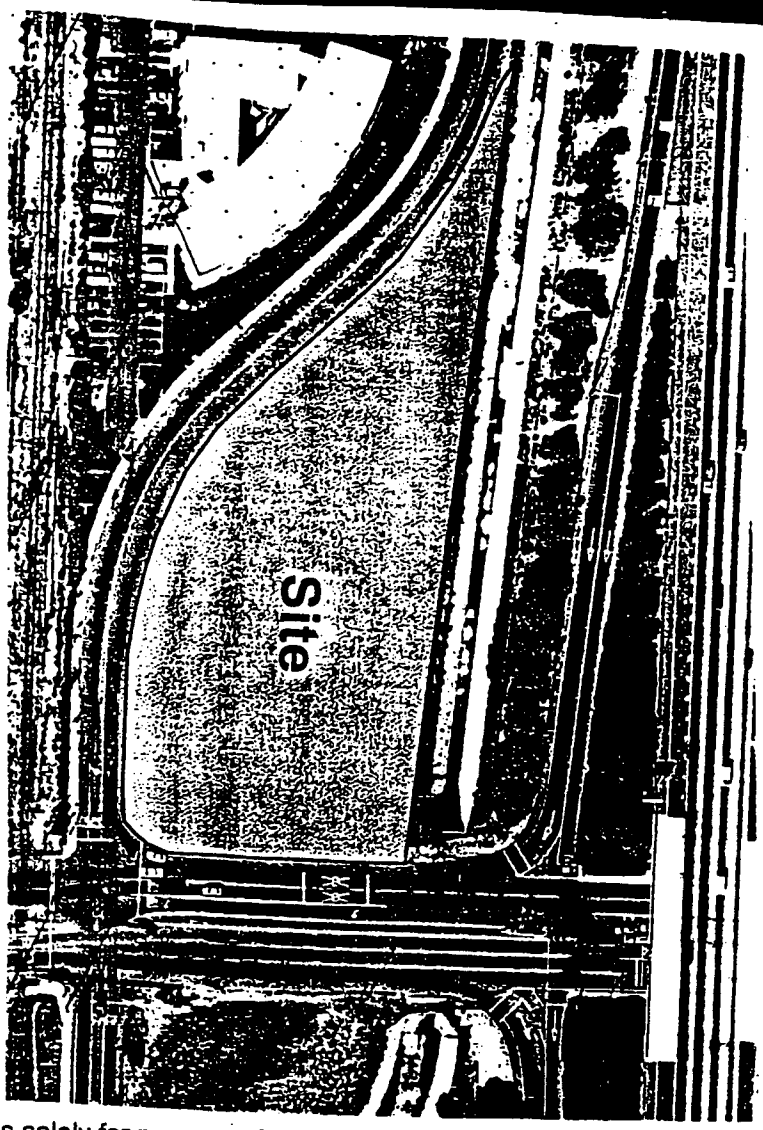


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Exhibit A
Location Map

LOCATION AND SITE MAP
G 10-08
1.81 ACRE PARCEL
CHULA VISTA
SAN DIEGO COUNTY

This Exhibit is solely for purpose of generally defining the lease premise, is based on unverified information provided by 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.

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