

## CHAPTER 593

*An act conveying certain tidelands and lands lying under inland navigable waters, situate in the Bay of San Diego to the City of Chula Vista, in furtherance of navigation and commerce and the fisheries, and providing for the government, management, and control thereof, reserving rights to the State.*

In effect  
September 9,  
1953

[Approved by Governor May 8, 1953 Filed with  
Secretary of State May 8, 1953 ]

Grant and  
conveyance  
of tidelands  
to City of  
Chula Vista

*The people of the State of California do enact as follows:*

SECTION 1. There is hereby granted and conveyed to the City of Chula Vista in the County of San Diego, State of Cali-

fornia, all of those certain tide and submerged lands of San Diego Bay, whether filled or unfilled, lying and being in the County of San Diego, State of California, and more particularly described as follows:

From a point which is the quarter-section corner common to quarter sections 173, 174, 179, and 180 as established by Map 166 of Rancho De La Nacion in San Diego County, California, on file in the Office of the Recorder of San Diego County, filed on May 11, 1869, and as shown on Sheet 1 of Miscellaneous Map 217, filed in the Office of the County Recorder of San Diego County, State of California on September 25, 1950 and entitled "Survey of the Ordinary High Water Mark on the shore of San Diego Bay, Vicinity of Chula Vista, San Diego County, California," the bearings on said Miscellaneous Map 217 for this description being reduced to the "Old Town" basis by rotating the shown bearings counterclockwise through an angle of  $00^{\circ} 30' 44''$ ; thence south  $71^{\circ} 42' 24''$  west, 526.48 feet to the true point of beginning, said point being also the point of intersection of the northerly line of quarter section 180 with that straight line between Stations 71 and 72 of the Ordinary High Water Mark as shown on said Miscellaneous Map 217; thence south  $12^{\circ} 31' 00''$  east, 84.64 feet to Station 72; thence south  $30^{\circ} 12' 00''$  west, 769.43 feet to Station 73; thence south  $02^{\circ} 53' 51''$  east, 271.41 feet to Station 86; thence south  $08^{\circ} 43' 18''$  east, 140.15 feet to Station 87; thence south  $20^{\circ} 17' 08''$  east, 132.28 feet to Station 88; thence south  $43^{\circ} 31' 37''$  east, 300.27 feet to Station 89; thence south  $35^{\circ} 14' 07''$  east, 312.66 feet to Station 90; thence south  $29^{\circ} 16' 57''$  east, 297.15 feet to Station 91; thence south  $79^{\circ} 52' 27''$  east, 213.96 feet to Station 92; thence south  $61^{\circ} 06' 37''$  east, 176.18 feet to Station 93; thence south  $80^{\circ} 59' 17''$  east, 340.96 feet to Station 94; thence south  $69^{\circ} 10' 47''$  east, 587.65 feet to Station 96; thence south  $59^{\circ} 35' 27''$  east, 155.72 feet to Station 97; thence south  $40^{\circ} 09' 57''$  east, 266.81 feet to Station 98; thence south  $31^{\circ} 45' 47''$  east, 368.97 feet to Station 99; thence south  $35^{\circ} 15' 47''$  east, 351.39 feet to Station 100; thence south  $26^{\circ} 28' 47''$  east, 221.16 feet to Station 101; thence south  $19^{\circ} 38' 17''$  east, 234.35 feet to Station 102; thence south  $31^{\circ} 50' 17''$  east, 291.80 feet to Station 103; thence south  $38^{\circ} 30' 47''$  east, 328.05 feet to Station 104; thence north  $84^{\circ} 17' 13''$  east, 339.64 feet to Station 105; thence south  $67^{\circ} 30' 47''$  east, 228.92 feet to Station 106; thence south  $38^{\circ} 38' 23''$  east, 182.42 feet to Station 107; thence south  $58^{\circ} 58' 45''$  east, 297.86 feet to Station 108; thence south  $41^{\circ} 02' 45''$  east, 525.66 feet to Station 109; thence south  $39^{\circ} 14' 15''$  east, 344.36 feet to Station 110; thence south  $30^{\circ} 49' 45''$  east, 392.80 feet to Station 111; thence south  $24^{\circ} 48' 45''$  east, 233.28 feet to Station 112; thence south  $21^{\circ} 26' 45''$  east, 453.58 feet to Station 113; thence south  $58^{\circ} 15' 45''$  east, 230.77 feet to Station 114; thence south  $22^{\circ} 57' 45''$  east, 184.92 feet to Station 115; thence south  $14^{\circ} 42' 45''$  east, 489.74 feet to Station 116; thence south  $04^{\circ} 32' 15''$  east, 568.81 feet to Station 117; thence south  $07^{\circ} 34' 15''$  east, 578.93 feet to Station

118; thence south  $03^{\circ} 09' 00''$  west, 731.00 feet to Station 119; thence south  $13^{\circ} 07' 30''$  east, 323.49 feet to Station 120; thence south  $08^{\circ} 05' 00''$  west, 440.98 feet to Station 121; thence south  $12^{\circ} 11' 00''$  west, 496.11 feet to Station 122; thence south  $09^{\circ} 32' 30''$  west, 717.23 feet to Station 123; thence south  $06^{\circ} 16' 30''$  west, 197.28 feet to South Boundary Line Station, which is formed by the intersection of the Ordinary High Water Mark between Station 123 and Station 124 and a line which is 40.00 feet southerly from and parallel to the northerly boundary of the southwest quarter-quarter section of quarter section 169, quarter section 169 being shown on the aforementioned Map 166 of Rancho De La Nacion; said parallel line being also an extension westerly of the present southerly city limits of the City of Chula Vista; said intersection being north  $06^{\circ} 16' 30''$  east, 4.34 feet from Station 124; thence south  $71^{\circ} 40' 10''$  west, 947.99 feet to an intersection "D" formed by said southerly city limits and the Pierhead Line as shown on the U. S. Army Engineers' Map of "Harbor Lines, San Diego Bay, California," File No. 424, and approved by the Secretary of the Army on July 30, 1952, said intersection being north  $18^{\circ} 21' 36''$  west, 0.16 feet from Station 326 on said Pierhead Line; thence north  $18^{\circ} 21' 36''$  west, 6368.56 feet to Station 324; thence north  $49^{\circ} 43' 23''$  west, 3329.26 feet to Station 322; thence north  $28^{\circ} 52' 51''$  west, 1500.00 feet to Station 320; thence north  $08^{\circ} 02' 19''$  west, 3172.51 feet to Station "A," which is a point on the Pierhead Line between Stations 320 and 318; thence north  $81^{\circ} 57' 41''$  east, 1,000.00 feet to an intersection "B" with the Bulkhead Line shown on the aforementioned U. S. Army Engineers' Map No. 424; thence north  $71^{\circ} 43' 29''$  east, 2636.43 feet to Station "C"; thence south  $09^{\circ} 46' 00''$  west, 204.87 feet to Station 59 on the Mean High Tide Line as established by a recorded document "Agreement Arbitrating Ordinary High Water Mark" (State Lands Commission File N-6124) covering certain lands in National City, Chula Vista, and county territory between the two cities, and as delineated by Miscellaneous Map 185, filed October 16, 1946 in the Office of the County Recorder of San Diego County, State of California; thence south  $27^{\circ} 44' 00''$  west, 305.04 feet to Station 60; thence south  $07^{\circ} 59' 00''$  west, 201.96 feet to Station 61; thence south  $34^{\circ} 36' 00''$  west, 419.13 feet to Station 62; thence south  $78^{\circ} 29' 00''$  west, 225.52 feet to Station 63; thence north  $81^{\circ} 24' 00''$  west, 802.02 feet to Station 64; thence south  $61^{\circ} 10' 00''$  west, 200.91 feet to Station 65; thence south  $10^{\circ} 35' 00''$  west, 277.73 feet to Station 66; thence south  $55^{\circ} 24' 00''$  west, 140.91 feet to Station 67; thence north  $65^{\circ} 22' 00''$  west, 132.01 feet to Station 68; thence south  $81^{\circ} 22' 00''$  west, 146.66 feet to Station 69; thence south  $01^{\circ} 25' 00''$  east, 203.06 feet to Station 70; thence south  $33^{\circ} 18' 00''$  east, 227.39 feet to Station 71; thence south  $12^{\circ} 31' 00''$  east, 617.04 feet to the true point of beginning.

Right to  
make im-  
provements,  
etc.

SEC. 2. The City of Chula Vista shall have and there is hereby granted to it the right to make upon said premises all

improvements, betterments and structures of every kind and character, proper, needful and useful for the development of commerce, navigation, and fishing, including the construction of all wharves, docks, piers, slips, and the construction and operation of a municipal belt line railroad in connection with said dock system.

SEC. 3. No grant, conveyance or transfer of any character Limitations shall ever be made by the City of Chula Vista of the lands described in Section 1, or of any part thereof, but the said city shall continue to hold said lands and the whole thereof unless the same revert or be receded to the State of California. The harbor of Chula Vista shall remain always a public harbor and the said city shall never charge or permit to be charged on any of the premises by this act conveyed any unreasonable rate or toll, nor make nor suffer to be made any unreasonable charge, burden or discrimination. In the event of a violation of any of the provisions of this act, the said lands and the whole thereof shall revert to the State of California.

SEC. 4. The City of Chula Vista may lease for a term not Leases exceeding 25 years any wharves, docks or piers constructed by it, and all such leases so executed shall reserve to the Board of Trustees of the City of Chula Vista the right and privilege, by ordinance, to annul, change or modify such leases upon the violation of any of the provisions thereof by the lessee as in its judgment may seem proper. The aggregate amount of all wharves, docks and piers so leased by said city shall never exceed 75 percent of all the wharves, docks and piers actually constructed.

SEC. 5. The City of Chula Vista may lease not to exceed an aggregate of 75 percent of the lands conveyed to it by this act, for a term not to exceed 25 years and upon which wharves, docks or piers have not been actually constructed, and, except by consent of the Board of Trustees of the City of Chula Vista under an ordinance of such board duly adopted, such leases shall not be assignable or transferable, nor shall any lessee have the right to sublet the leased premises or any part thereof without such consent.

SEC. 6. There is hereby reserved, however, in the people of the State of California the absolute right to fish in the waters of said harbor with the right of convenient access to said waters over said lands for said purposes. Reservation of right to fish, etc

SEC. 7. There is hereby excepted and reserved to the State of California all deposits of minerals, including oil and gas, in said land, and to the State of California, or persons authorized by the State of California, the right to prospect for, mine, and remove such deposits from said land.

SEC. 8. The lands herein described are granted subject to the express reservation and condition that the State may at any time in the future use said lands or any portion thereof for highway purposes without compensation to the city, its successors or assigns, or any person, firm, or public or private corporation claiming under it, except that in the event improve-

ments have been placed upon the property taken by the State for said purposes, compensation shall be made to the person entitled thereto for the value of his interest in the improvements taken or the damages to such interest.

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