

MINUTE ITEM

This Calendar Item No. 30
was approved as Minute Item
No. 30 by the State Lands
Commission by a vote of 5
to 0 at its 5/22/80
meeting.

CALENDAR ITEM

30.

5/80
W 21423
Shimer

PROPOSED SALE OF LAND AT VIDAL JUNCTION,
SAN BERNARDINO COUNTY

BACKGROUND:

In 1938, State Lands Commission obtained title to 40 acres of land, 45 miles south of Needles, through an exchange with the Bureau of Land Management (BLM). The land was acquired at the request of the Department of Food and Agriculture as a site for an agricultural inspection station. A portion of the parcel was leased to the Department for the station and later an increased area was leased to accommodate six houses and a pumphouse which were built to house employees because of the remoteness of the station. In 1953, 16.5 acres not needed by the Department were sold to a private individual. In 1973, the houses were vacated by the Department of Agriculture and in 1977, the Department quitclaimed the 1.95 acres containing the six houses, retaining only a leasehold on 0.65 acres that is used now only intermittently for an agricultural inspection station. This leaves approximately 20 acres, including the six houses, that have not been used since 1974.

Ever since the Department vacated the area including the six houses in 1973, attempts have been made by Commission staff to lease the property or sell the improvements. Two individuals indicated interest, but eventually backed out. Staff has been unable to find an interested party since 1977. Complaints have been received concerning the litter problem and deterioration of the buildings. If some action isn't taken in the near future it may become a health and safety hazard as the buildings deteriorate further.

It is proposed that the Commission authorize the staff to offer to sell both the remaining 20 acres and the improvements in order to provide a more attractive package. Since prospects for development are long range at this site, a sale may attract more prospects than previous attempts at leasing. In accordance with 2302 Cal. Admin. Code other State agencies would be notified of the availability of the property prior to offering to the public. If attempts to sell both land and improvements are fruitless, it is proposed that the Commission authorize negotiations for the demolition of the buildings.

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An EIR has not been prepared for this activity as such report is not required under the provisions of PRC 21065, 14 Cal. Admin. Code 15037 and 15060 and 2 Cal. Admin. Code 2903(d).

This activity is exempt from the requirements of CEQA because it is a request for authorization to sell the subject land. The requirements of CEQA will be adequately complied with prior to Commission approval for the actual sale or demolition of the subject acreage and improvements.

The subject school lands are not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject school land parcel as having such values at this time.

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21065, 14 CAL. ADM. CODE 15037 AND 15060 AND 2 CAL. ADM. CODE 2903(d).
2. AUTHORIZE THE OFFERING FOR SALE OF LAND AND IMPROVEMENTS IN A PORTION OF SW $\frac{1}{2}$ NW $\frac{1}{2}$, SECTION 9 T1N R23E, SBM, AND IF NO PURCHASERS ARE FOUND, TO AUTHORIZE NEGOTIATIONS FOR THE DEMOLITION OF THE IMPROVEMENTS AND CLEARANCE OF THE SITE SUBJECT TO FULFILLING THE REQUIREMENTS OF CEQA AND SECTION 2302, TITLE 2 CAL. ADMIN. CODE PRIOR TO THE OFFERING AND SUBJECT TO SUBSEQUENT COMMISSION AUTHORIZATION TO ISSUE PATENT OR APPROVE CONTRACT FOR DEMOLITION.

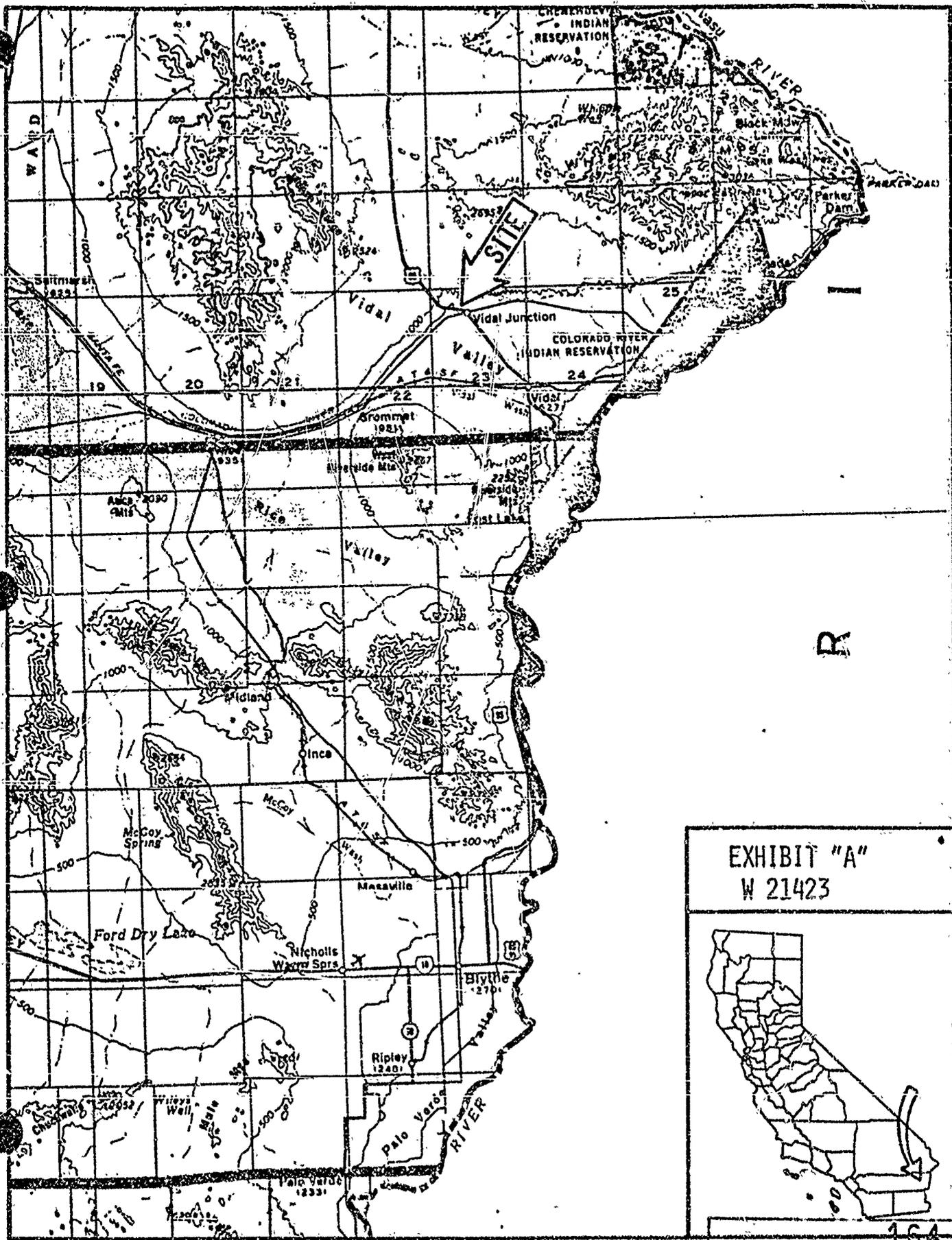


EXHIBIT "A"
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