MINUTE ITEM
This Calendar Item No. 26
was approved as Minute Item
No. 26 by the State Lands
Commission by a vote of 3
to 0 at its 6-26-80
meeting.

CALENDAR ITEM

26.

6/80
SA 5635
Childress
W 21738

SALE OF STATE SCHOOL LAND

APPLICANT: John R. Chase, Jr.
2263 Elsinore Road
Riverside, California 92506

AREA, TYPE LAND AND LOCATION:
A strip of land 40 feet wide x 2640 feet long containing 105,600 sq. ft. or 2.42 acres of State school land situated in San Bernardino County.

LAND USE: Access right-of-way across State land to a privately-owned landlocked parcel.

BACKGROUND: On April 29, 1964, the State Lands Commission authorized the sale of a 160-acre, more or less, parcel of land to Mr. Chase. The Commission retained jurisdiction over much of the adjacent lands. The property was appraised and the State received fair market value for the land as determined by a staff appraisal.

The property which is currently landlocked is located in San Bernardino County, and the County has denied the owner's request to develop or sell his property until legal access has been acquired. The State Lands Commission owns the land that provides the most practical and direct access to the landlocked parcel.

On February 28, 1980, the Commission approved Calendar Item No. 20, which authorized the staff to accept purchase applications for access corridors and to offer such corridors for sale, at fair market value, to the owners of landlocked parcels.

CURRENT: The applicant on March 3, 1980, formally applied to purchase the subject access corridor.

A 65, 66, 67

S 16, 32, 34

CONSIDERATION: $1,452.00.

BASIS FOR CONSIDERATION:
Appraised value of land.

PREREQUISITE TERMS, FEES AND EXPENSES:
Filing fee, purchase price, patent fee, Secretary of State fee, and appraisal fee have been received.

OTHER PERTINENT INFORMATION:

1. The staff has reviewed Mr. Chase's request and has determined that this sale will have no adverse effect on the lands retained by the Commission. In fact, development of access to the landlocked parcel may enhance the value and utility of the adjacent school land parcels, since the State reserves the right to reasonable use of the property for the purpose of access to other lands owned by the State of California.

2. A staff investigation reveals that the land in question is not suitable for cultivation without artificial irrigation, and established the total value of the parcel at $1,452.00 (or an average of $600.00 per acre).

3. An EIR is not required. This transaction is within the purview of Section 15104, 14 Cal. Adm. Code, which exempts minor alterations to land.

4. This project is situated on school lands 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.

5. In compliance with Section 6373 of the P.R.C. the general plan was circulated through the State Clearinghouse under SCH No. 80052802, for the review and

comment by State agencies. No adverse comments were received.

EXHIBITS:
A. Land Description.
B. Location Map. B-1. Site Map.
C. General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A GENERAL PLAN FOR USE OF THE SUBJECT PROPERTY HAS BEEN PREPARED BY THE COMMISSION'S STAFF AND CIRCULATED UNDER SCH NO. 80052802. APPROVE THE GENERAL PLAN FOR THE PROPOSED USE AND AUTHORIZE THE TRANSMITTAL OF SAID REPORT TO THE LEGISLATURE PURSUANT TO P.R.C. 6373.

2. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21080 AND 14 CAL. ADM. CODE 15100 ET SEQ.

3. FIND THAT THE STATE SCHOOL LAND DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.

4. AUTHORIZE THE ISSUANCE OF A PATENT TO JOHN R. CHASE, JR. COVERING THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; SUBJECT TO ALL THE STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING RESERVATIONS FOR ALL GEOTHERMAL AND MINERAL RESOURCES FOR $1,452.00 CASH, WITHOUT ADVERTISING.

EXHIBIT "A"

LAND DESCRIPTION W 21738

A parcel of California State-owned lieu lands situated near Lucerne Valley, San Bernardino County, California, and more particularly described as follows:

The south 40 feet of the S½ of the NW¼ of Section 31, T4N, R1E, SBM.

END OF DESCRIPTION

PREPARED APRIL 16, 1980 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR

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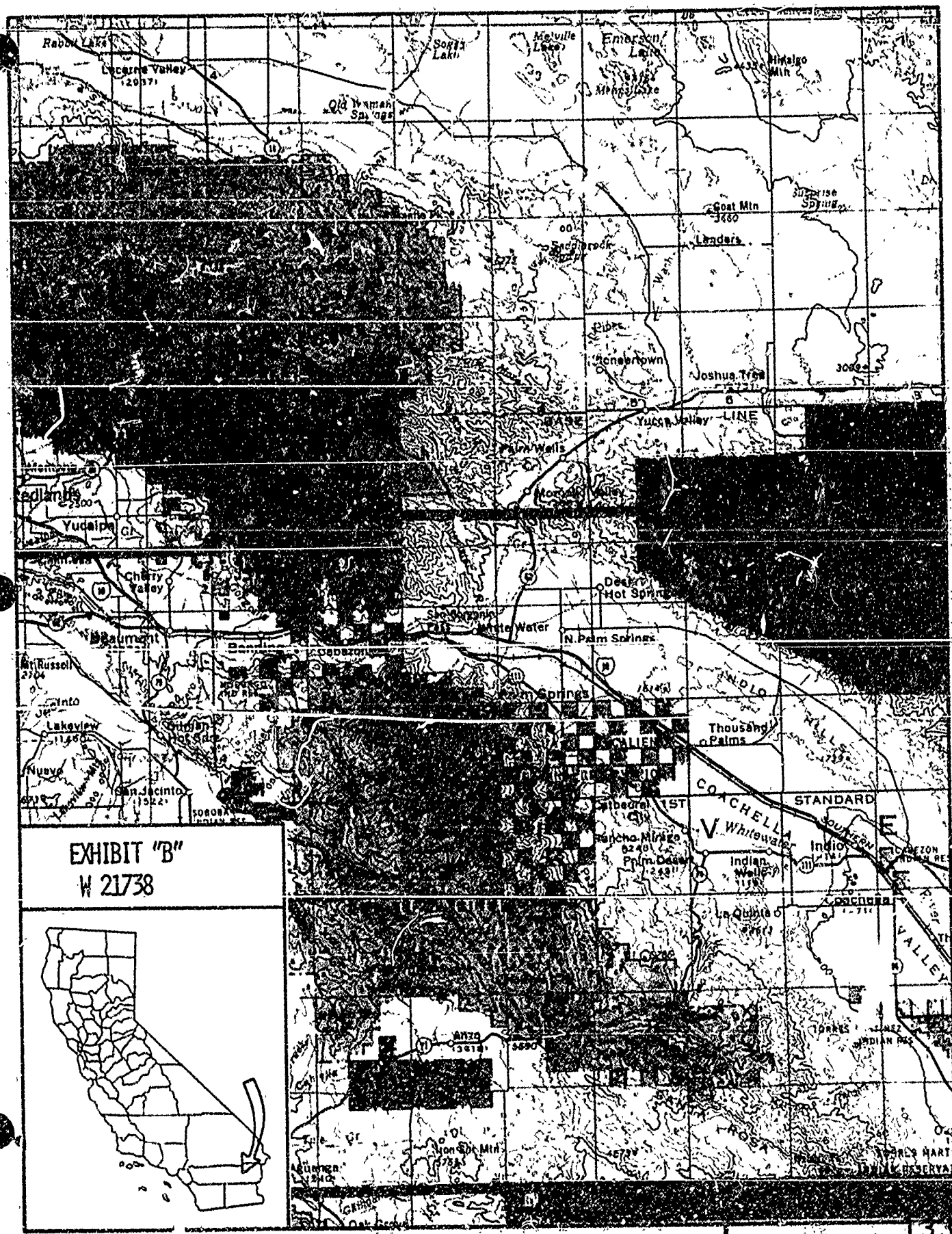

EXHIBIT "B"
W 21738

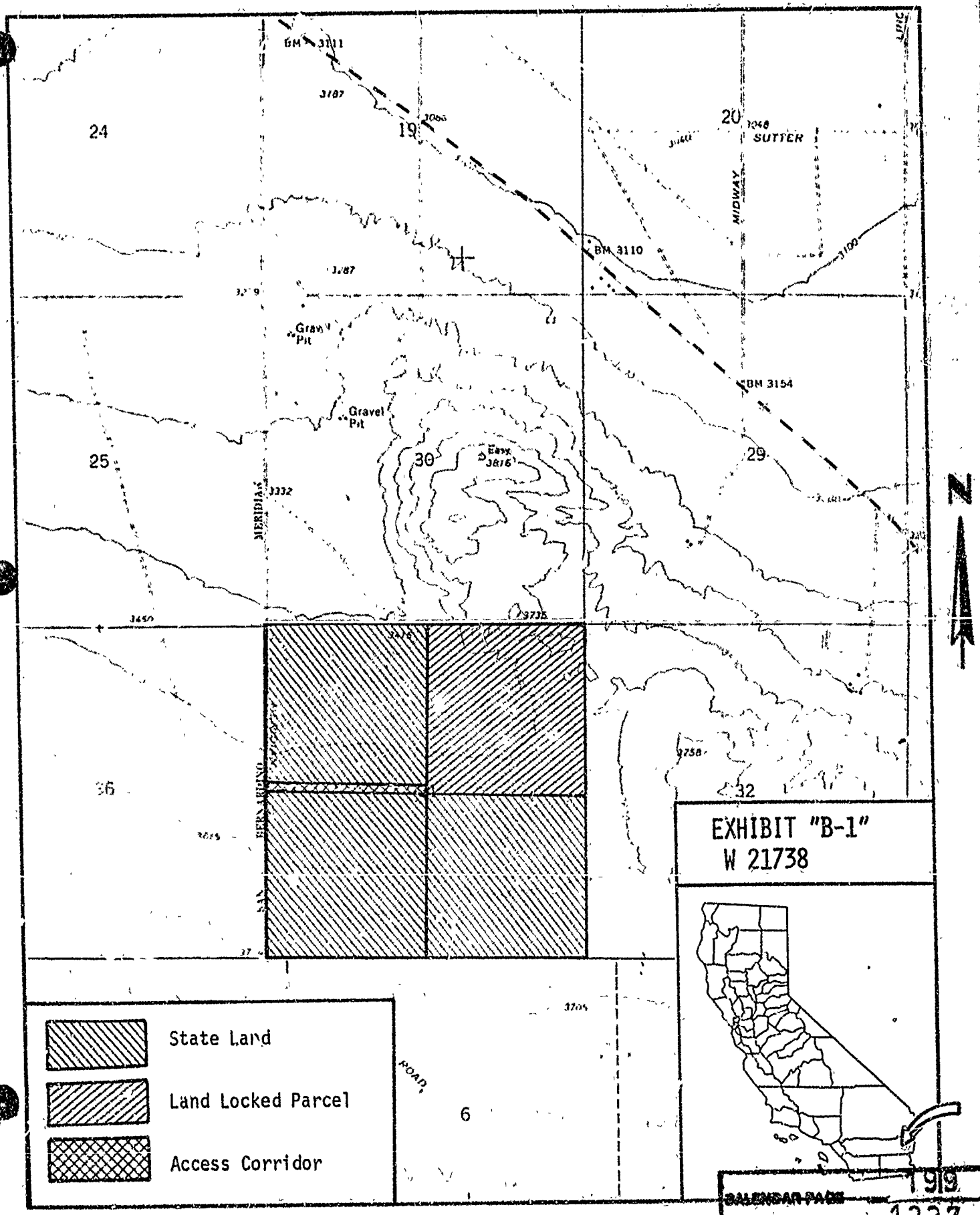

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EXHIBIT "C"

File Ref.: SA 5635

General Plan

John R. Chase, Jr. proposes to acquire a strip of State school land 40 feet wide and 2640 feet long containing 2.42 acres for an access right-of-way to his privately-owned landlocked parcel situated near Lucerne Valley, San Bernardino County.

Mr. Chase acquired his landlocked property from the State Lands Commission on April 29,1964. Mr. Chase has been denied permission to improve or sell his property until legal access has been acquired. The State owns the lands which provide the most practical and direct access route which is across one-half mile of State school land.

Mr. Chase does not have any plans to develop the access route but desires only to comply the county requirements.

Future usage of any roadway developed will include the right of access for the general public to remaining State-owned lands.