

MINUTE ITEM

This Calendar Item No. 22
 was approved as Minute Item
 No. 22 by the State Lands
 Commission by a vote of 3
0 at its 1-26-81
 meeting.

CALENDAR ITEM

22

1/81
 W 22591
 Childress

PARTIAL REMOVAL OF SALES MORATORIUM
 ON STATE-OWNED SCHOOL LANDS

BACKGROUND:

In 1970, the State Lands Commission directed the continuation of a moratorium on the sale of State school land, except for public agencies and utility company rights-of-way. The moratorium was to be in effect until an inventory and management plan for the school lands was completed. However, in the interim, programs of higher priority have prevented allocating the requisite staff time to complete this project. Also, the reluctance of the Federal Government to cooperate in finalizing land exchanges has hampered the development of long-range land management planning.

CURRENT SITUATION:

Staff investigation indicates there are several small parcels of School land, under the jurisdiction of the State Lands Commission, that are scattered throughout the State and which in their present condition, are either an uneconomic unit or create a management problem.

This Calendar Item addresses one such problem parcel. On October 7, 1960, the Commission received title to 40± acres of land in Poway. Poway is a small residential community located approximately eighteen (18) miles north of San Diego. Since the Commission obtained jurisdiction over the subject property, there have been numerous inquiries into purchasing it by private individuals and local governmental entities. The Poway Unified School District requested the property be withdrawn from the sales list in 1964, 1966, and 1968. In addition, the school district formally applied to purchase the property in 1971; however, they later requested the application be held in abeyance. In 1974, the Poway Municipal Water District proposed the acquisition of any of the land not purchased by the School District. In the last three months of 1980, the State Department of Housing and Community Development and the United States Navy have expressed an interest in acquiring the subject property to build housing.

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The subject property is completely surrounded by 759 acres of private property, that is currently vacant but on which its owners have submitted plans for residential development. The total proposed development consists of 975 single-family dwellings. The area immediately adjacent to the above-referenced private property on the east, south, and west has already been developed into single-family homes.

It is proposed that the Commission authorize the staff to offer the subject property for sale at fair market value. The market value was estimated by a staff appraiser in 1972 to be \$191,000 and land values have increased drastically since 1972. The disposal of the subject property would be accomplished in accordance with Section 2307 of the California Administrative Code whereby all State agencies would be notified prior to offering to the public.

An EIR has not been prepared for this activity; therefore, 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).

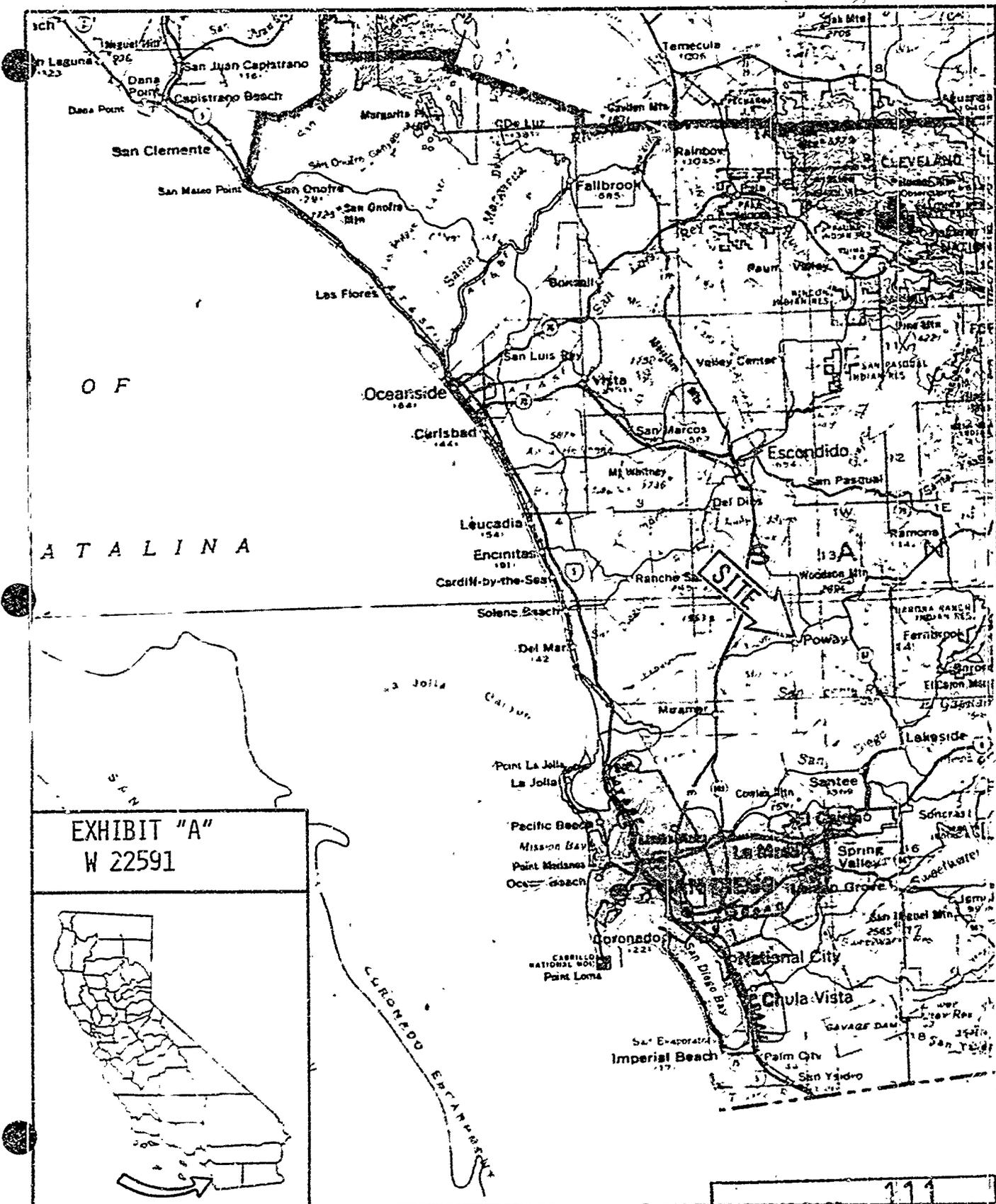
This activity is exempt from the requirements of CEQA because it is a request for authorization to offer subject land for sale. The requirements of CEQA will be adequately complied with prior to Commission approval for the actual sale.

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.

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 DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21065, 14 CAL. ADM. CODE 15037 AND 15060 AND 2 CAL. ADM. CODE 2903(d).
2. RELEASE FROM THE GENERAL LABORATORIUM ESTABLISHED IN 1970 AND AUTHORIZE THE OFFERING FOR SALE OF 40± ACRES IN THE SE½ NE¼ OF SECTION 11, T14S, R2W, S8M; SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF CEQA AND SECTION 2307 OF THE CALIF. ADMIN. CODE PRIOR TO THE OFFERING AND SUBJECT TO SUBSEQUENT COMMISSION AUTHORIZATION TO ISSUE THE PATENT.



O F
A T A L I N A

EXHIBIT "A"
W 22591

