MINUTE ITEM

This Calendar Item No. 32 was approved as Minute Item No. 32 by the State Lands Commission by a vote of 2 to 0 at its 2/25/82 meeting.

CALENDAR ITEM

2/25/82
SA 5639
Childress

32

SALE OF STATE SCHOOL LAND

APPLICANT: Shasta Dam Area Public Utility District
1650 Stanton Drive
P. O. Box 777
Central Valley, California 96019

AREA, TYPE LAND AND LOCATION:
25.17 acres, more or less, of State school land at Summit City, Shasta County.

LAND USE: Vacant and unimproved.

BACKGROUND: In June 1980, the Commission acquired title to about 160 acres within Summit City, Shasta County, in exchange for 480 acres of State school lands within the Joshua Tree National Monument. The Shasta Dam Area Public Utility District, being aware of the proposed exchange, has since 1977, indicated an interest in acquiring 25 acres for development into a community park.

On August 25, 1981, the State Lands Commission received a purchase application covering the 25 acres located in the NE¼ of Section 26, T33N, R5W, MDM. The applicant, by letter received January 20, 1982, formally offered $100,000 for the 25.17; The fair market value established by staff appraisal.

A staff review shows that the land is not suitable for cultivation without artificial irrigation and therefore may be sold under the rules and regulations and at a price fixed by the Commission.

AB 884: 8/24/82.

OTHER PERTINENT INFORMATION:
1. A negative declaration and amended negative declaration were prepared by staff of the Commission pursuant

A 75
S 38

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to CEQA and the State EIR Guidelines. The Commission staff review indicated that the project will not have a significant effect on the environment.

2. In compliance with Section 6373 of the P.R.C., a General Plan has been prepared and filed.

EXHIBITS:

A. Land Description.
B. Location Map.
C. Negative Declaration.
D. Amended Negative Declaration.
E. General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT A NEGATIVE DECLARATION AND AMENDED NEGATIVE DECLARATION HAVE BEEN PREPARED FOR THIS PROJECT BY THE COMMISSION AFTER CONSULTATION WITH RESPONSIBLE AND TRUSTEE AGENCIES.

2. CERTIFY THE NEGATIVE DECLARATION NO. 287 HAVE BEEN COMPLETED IN ACCORDANCE WITH CEQA, THE STATE EIR GUIDELINES AND THE COMMISSION'S ADMINISTRATIVE REGULATIONS, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN TOGETHER WITH COMMENTS RECEIVED DURING THE REVIEW PROCESS.

3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

4. FIND THAT A GENERAL PLAN FOR THE USE OF THE SUBJECT HAS BEEN PREPARED BY THE COMMISSION'S STAFF AND FILED WITH THE STATE CLEARINGHOUSE AND THE LEGISLATURE PURSUANT TO P.R.C. 6373.

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

6. AUTHORIZE THE SALE, WITHOUT ADVERTISING, OF THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF TO THE SHASTA DAM AREA PUBLIC UTILITY DISTRICT; SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING RESERVATION OF ALL GEOTHERMAL AND MINERAL RESOURCES, FOR $100,000 CASH.

EXHIBIT "A"

LAND DESCRIPTION

SA 5639

A parcel of land in the SW-1/4 of the NE-1/4 of Section 26, T33N, R5W, MDM, Shasta County, California, said parcel being a portion of Parcel 1 described in that certain deed recorded in Book 1721 of Official Records, page 11, Shasta County Records, being more particularly described as follows:

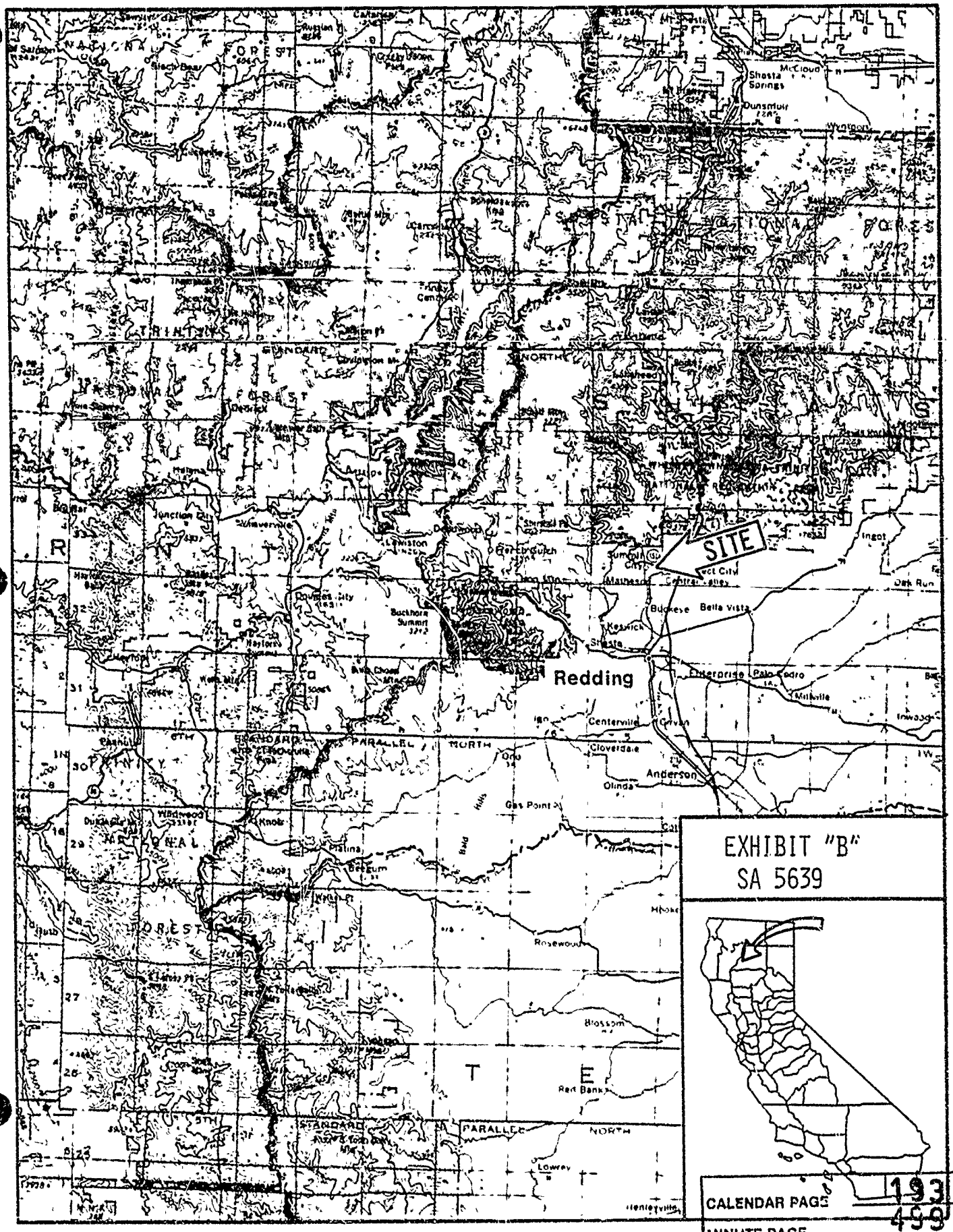
BEGINNING from an iron pin (R.E. #4603) marking the center of Section 26; thence N 0° 04' 58" E 1,172.29 feet to the center of State Highway Route 151; thence along centerline of said highway S 75° 20' 35" E 387.92 feet; thence along a curve to the left with a radius of 2,000 feet, through a central angle of 13° 22' 45" for an arc distance of 467.02 feet; thence S 88° 43' 20" E 336.76 feet to the intersection of the centerline of Sacramento Street extended; thence S 3° 50' 11" W 986.13 feet to a point on the southerly line of the NE-1/4 of Section 26; thence S 89° 03' 54" W 1,109.37 feet along Rose Avenue, to the point of beginning.

EXCEPTING THEREFROM the southerly 40 feet of the State highway conveyed to the State of California by quitclaim deed recorded July 23, 1971, in Book 1077 of Official Records, page 124, Shasta County Records.

ALSO EXCEPTING THEREFROM the westerly 30 feet of Sacramento Street and the 20-foot strip along Rose Avenue conveyed to the County of Shasta by quitclaim deed recorded August 9, 1971, in Book 1079 of Official Records, at page 84, Shasta County Records.

END OF DESCRIPTION

PREPARED FEBRUARY 9, 1982 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.



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STATE OF CALIFORNIA

EDMUND G. BROWN JR., Governor

STATE LANDS COMMISSION

KENNETH CORY, *Controller*
MIKE CURB, *Lieutenant Governor*
MARY ANN GRAVES, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, California 95814

WILLIAM F. NORTHROP
Executive Officer

EIR ND: 287

File Ref.: SA 5639

SCH No.:

/X/ Draft
/ / Final

NEGATIVE DECLARATION

Project Title: Shasta Dam Public Utility District -

Project Location: Portion of the SE 1/4 of the NE 1/4, Section 26, T.33N, R.5W, MDB & M, Shasta County

Project Description: Lease 22 1/2 acres of State-owned land for the development of a public park.

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et. seq. of the Public Resources Code), the State EIR Guidelines (Section 15000 et. seq., Title 14, of the California Administrative Code), and the State Lands Commission regulations (Section 2901 et. seq., Title 2, of the California Administrative Code).

Based upon the attached Initial Study, it has been found that:

/X/ the project will not have a significant effect on the environment.

/ / the attached mitigation measures will avoid potentially significant effects.

Contact Person: Ted T. Fukushima
1807 - 13th Street
Sacramento, California 95814
(916) 322-7813

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Exhibit "C"

STATE OF CALIFORNIA—STATE LANDS COMMISSION

EDMUND G. BROWN JR., Governor

STATE LANDS COMMISSION
1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814

September 1, 1981

File: W21048

To Whom It May Concern:

Enclosed is a copy of a Negative Declaration and Initial Study for a proposed public park in Summit City, Shasta County, California.

Please review these documents and send any comments you may have no later than October 1, 1981. Thank you for your cooperation.

Sincerely,

DAN COHEN
Environmental Specialist
(916) 322-7805

Enclosure

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STATE LANDS COMMISSION
INITIAL STUDY CHECKLIST

File Ref.: W 21048

I. BACKGROUND INFORMATION

A. Applicant: Shasta Dam Area Public Utility District
1650 Stanton Drive, Post Office Box 777
Central Valley, California 96019

B. Checklist Date: 8 / 26 / 81 .

C. Contact Person: Ted T. Fukushima
Telephone: (916) 322-7813

D. Purpose: Establishment of Public Park

E. Location: Portion of the SE 1/4 of the NE 1/4, Section 26, T.33N, R.5W, MDB & M, Shasta County

F. Description: (See Supplement A)

G. Persons Contacted: Bill Dryer, California Archaeological Site Survey, C S.U Chico; Leo Pyshora, Associate Wildlife Biologist, Department of Fish and Game, Region I; Donald D. Chamberlin, Civil Engineer, Shasta Dam Public Utility District

II. ENVIRONMENTAL IMPACTS. *(Explain all "yes" and "maybe" answers)*

	Yes	Maybe	No
A. *Earth.* Will the proposal result in:			
1. Unstable earth conditions or in changes in geologic substructures?			X
2. Disruptions, displacements, compaction, or overcovering of the soil?	X		
3. Change in topography or ground surface relief features?			X
4. The destruction, covering, or modification of any unique geologic or physical features?			X
5. Any increase in wind or water erosion of soils, either on or off the site?			X
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean, any bay, inlet, or lake?			X
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			X

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	Yes	Maybe	No
B. *Air.* Will the proposal result in:			
8. Substantial air emmissions or deterioration of ambient air quality?			X
9. The creation of objectionable odors?			X
10. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X
C. *Water.* Will the proposal result in:			
11. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?			X
12. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?			X
13. Alterations to the course or flow of flood waters?			X
14. Change in the amount of surface water in any water body?			X
15. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
16. Alteration of the direction or rate of flow of ground waters?			X
17. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X
18. Substantial reduction in the amount of water otherwise available for public water supplies?			X
19. Exposure of people or property to water related hazards such as flooding or tidal waves?			X
D. *Plant Life.* Will the proposal result in:			
20. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	X		
21. Reduction of the numbers of any unique, rare or endangered species of plants?			X
22. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	X		
23. Reduction in acreage of any agricultural crop?			X
E. *Animal Life.* Will the proposal result in:			
24. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?		X	
25. Reduction of the numbers of any unique, rare or endangered species of animals?			X
26. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X
27. Deterioration to existing fish or wildlife habitat?			X
F. *Noise.* Will the proposal result in:			
28. Increase in existing noise levels?	X		
29. Exposure of people to severe noise levels?			X
G. *Light and Glare.* Will the proposal result in:			
30. The production of new light or glare?	X		
H. *Land Use.* Will the proposal result in:			
31. A substantial alteration of the present or planned land use of an area?	X		
I. *Natural Resources.* Will the proposal result in:			
32. Increase in the rate of use of any natural resources?	X		
33. Substantial depletion of any nonrenewable resources?			X

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	Yes	Maybe	No
J. *Risk of Upset.* Will the proposal result in:			
34. The involvement of a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?			X
K. *Population.* Will the proposal result in:			
35. The alteration, distribution, density, or growth rate of the human population of the area?			X
L. *Housing.* Will the proposal result in:			
36. Affecting existing housing, or create a demand for additional housing?			X
M. *Transportation/Circulation.* Will the proposal result in:			
37. Generation of substantial additional vehicular movement?	X		
38. Affecting existing parking facilities, or create a demand for new parking?	X		
39. Substantial impact upon existing transporation systems?			X
40. Alterations to present patterns of circulation or movement of people and/or goods?			X
41. Alterations to waterborne, rail, or air traffic?			X
42. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?		X	
N. *Public Services.* Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
43. Fire protection?			X
44. Police protection?		X	
45. Schools?			X
46. Parks and other recreational facilities?	X		
47. Maintenance of public facilities, including roads?	X		
48. Other governmental services?			X
O. *Energy.* Will the proposal result in:			
49. Use of substantial amounts of fuel or energy?		X	
50. Substantial increase in demand upon existing sources of energy, or require the development of new sources?			X
P. *Utilities.* Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
51. Power or natural gas?			X
52. Communication systems?			X
53. Water?			X
54 Sewer or septic tanks?			X
55. Storm water drainage?			X
56. Solid waste and disposal?			X
Q. *Human Health.* Will the proposal result in:			
57. Creation of any health hazard or potential health hazard (excluding mental health)?			X
58. Exposure of people to potential health hazards?			X
R. *Aesthetics.* Will the proposal result in:			
59. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		X	
S. *Recreation.* Will the proposal result in:			
60. An impact upon the quality or quantity of existing recreational opportunities?	X		

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	Yes	Maybe	No
T. *Archeological/Historical.* Will the proposal result in:			
61. An alteration of a significant archeological or historical site, structure, object, or building? . .	☐	☒	☐
U. *Mandatory Findings of Significance.*			
62. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history of prehistory?	☐	☐	☒
63. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☒
64. Does the project have impacts which are individually limited, but cumulatively considerable?	☐	☐	☒
65. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

II. A. 2. Construction of parking area, bicycle motocross track, and, possibly, a municipal plunge. Levelling of earth for playing fields.

D.20. Most existing shrubbery on the site will be removed (mostly manzanita); some trees will be cut. Department of Fish and Game advises that no rare plants exist at the site.

D.22. Turf and barrier landscaping will be introduced.

E.24. Some animal species may be displaced. Department of Fish and Game advises that this occurance does not pose a serious problem; no rare or endangered species inhabit the project area.

F.28. Public gathering and competitive sports may cause an increase in noise levels. The area residents have lived with a Little League park for many years with no complaints; there will be greenbelt areas on Rose Avenue and Lake Boulevard, which substantially buffer noise.

G.30. Night lighting will be oriented to avoid glare into residential properties; retention of digger pines will help screen pole structures.

H.31. From natural open space to public park (open space/recreational).

(continued on attached sheet)

IV. DETERMINATION

On the basis of this initial evaluation:

☒ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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DAN COHEN
Environmental Specialist
For the State Lands Commission

Date: 9 / 1 / 81

SUPPLEMENT A

Project Description

The project involves the development of 22 1/2 acres of State-owned land in Shasta County for the construction of public park facilities.

Immediate construction plans involve a BMX (bicycle motocross) track on approximately 3 - 5 acres. Track facilities will include a small grandstand, outdoor lighting, restrooms, and a parking area. The BMX facility is to be fenced.

Future expansions for the remainder of the parcel include several baseball fields, a soccer and rugby field, a general-use park with picnic tables and barbeque facilities, and possible construction of municipal plunge. Plans also include a small Indian museum located in the general-use park area.

The parcel is bordered on the north by Shasta Dam Boulevard (I-151); on the east by Sacramento Street; on the south by Rose Avenue; and on the west by commercial structures and private residences (beyond Lake Boulevard). Beyond Shasta Dam Boulevard is Summit City School and vacant State-owned land; beyond Sacramento Street is an existing Little League baseball facility and vacant State-owned land; beyond Rose Avenue are private residences.

The project will involve the removal of some existing trees and vegetation, and ground clearance for recreational facilities.

Discussion of Environmental Evaluation (cont.)

I.32. Short-term construction and long-term operational utilization of water and power resources will be minimal.

M.37. Much of the traffic generated will be single-car families and will be dispensed over the day and evening. Team events may produce 50 or more vehicles for players and spectators which may produce congestion, especially following games. If the facilities attract sufficient vehicular traffic, safety can be improved with channelization, including left turn pockets on Shasta Dam Boulevard, and signing. To avoid disruptions in the residential neighborhood, manned traffic control could direct traffic from games to Shasta Dam Boulevard for distribution.

M.38. A parking area is proposed; capacity as yet undetermined.

M.42. Caltrans has plans for pathways on Shasta Dam Boulevard which are primarily for the benefit of the Summit City School children, but which would also provide safety for park users. Sacramento Drive to the south, and Rose Street have very light traffic with concomitant low hazards for bicyclists and pedestrians. Pathways on these County streets could be constructed at some future date if traffic volumes warrant.

N.44. Whenever public gatherings occur, the probability for law enforcement needs increases.

N.46. This park may decrease pressure on other area parks and recreational facilities.

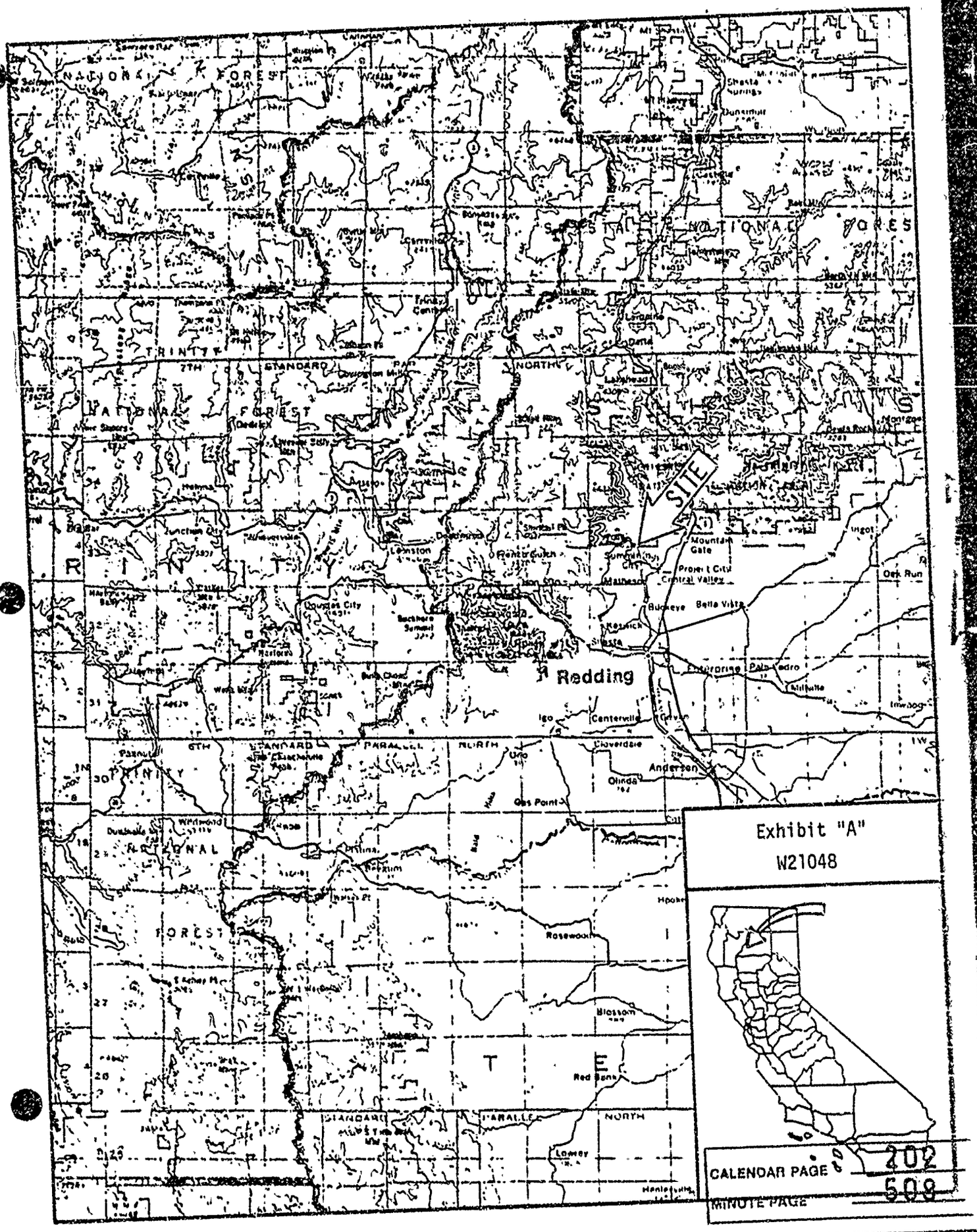
N.47. Maintenance of the park itself.

O.49. Fuel involved in construction activities and electricity for night lighting are the major energy demands.

R.59. Modification from natural area to public park with recreational facilities. Ample remaining natural areas and landscaped grounds should offer an aesthetically pleasing area.

S.60. Park will augment area's recreational opportunities.

T.61. An archaeological records search is currently being conducted by C.S.U. Chico. Results pending. Site clearance is expected.


Redding
SITE
Exhibit "A"
W21048
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STATE LANDS COMMISSION
1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814

[x] Draft AMENDED
NEGATIVE DECLARATION
[ ] Final

EIR ND 287

File Ref.: SA 5639

SCH#: 81091814

Project Title: Shasta Dam Public Utility District-Proposed Development of Recreational Park.

Project Location: Portion of the SE¼ of the NE¼, Section 26, T.33 N., R.5 W., M.D.M., Shasta County California.

Project Description: Sale of 25.17 acres, more or less, of State-owned land for the purpose of developing a recreational park.

Amendment to original Negative Declaration includes:
1. change from "lease" to "sale" of the subject parcel.
2. change from 22½ acres to 25.17 acres.

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq of the Public Resources Code), the State EIR Guidelines (Section 15000 et seq, Title 14, of the California Administrative Code), and the State Lands Commission regulations (Section 2901 et seq, Title 2, of the California Administrative Code).

Based upon the attached Initial Studies, it has been found that:

[x] the project will not have a significant effect on the environment.

[ ] the attached mitigation measures will avoid potentially significant effects.

Contact Person: Ted T. Fukushima
1807-13th Street
Sacramento, CA 95814
(916)322-7813

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EXHIBIT "D"

Form 13.17 (9/81)

W21043

GENERAL PLAN

The Shasta Dam Area Public Utility District proposes to acquire 25.17 acres of State school land for the construction of a public park in the northeast quarter of Section 26, Township 33 North, Range 5 West, MDM, within Summit City, Shasta County.

A negative declaration (SCH #81091814) for the proposed sale by the State Lands Commission was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) and related regulations.

This general plan is submitted in conformance with Section 6373 of the Public Resources Code.

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"E"
Exhibit