

MINUTE ITEM

This Calendar Item No. 17  
was approved as Minute Item  
No. 17 by the State Lands  
Commission by a vote of 3  
to 0 at its 5/7/84  
meeting.

CALENDAR ITEM

A 34  
S 16

17 17 1-

05/07/84  
SA 5653  
Atkins

SALE OF A ROAD RIGHT-OF-WAY

APPLICANT: County of San Bernardino  
825 East Third Street  
San Bernardino, California 92415

Attention: E. U. Edens  
Real Property Agent

AREA, TYPE LAND AND LOCATION:  
19.14 acres of State school lieu land northeast  
of Barstow, San Bernardino County.

LAND USE: A road right-of-way.

CONSIDERATION: \$8,600.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2032.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 884: 05/31/84.

OTHER PERTINENT INFORMATION:  
1. The County of San Bernardino's application  
to purchase the existing subject  
right-of-way, in fee, was certified  
complete on June 1, 1983. The staff of the  
Commission has appraised the right-of-way  
located in Sections 30 and 31, T10N R1E,  
SBM, and the purchase price of \$8,600 is  
based on that appraisal.

CALENDAR PAGE	<u>81</u>
MINUTE PAGE	<u>798</u>

CALENDAR ITEM NO. 117 (CONT'D)

A staff review indicates that the land is not suitable for cultivation and therefore a right-of-way may be sold under the rules and regulations at a price fixed by the Commission.

2. In compliance with Section 6373 of the P.R.C., a General Plan has been prepared and filed.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.

Authority: 14 Cal. Adm. Code 15061(b)(3).

APPROVALS OBTAINED:

Federal Highway Administration.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061, BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT (14 CAL. ADM. CODE 15061(b)(3)).
2. FIND THAT A GENERAL PLAN FOR THE USE OF THE SUBJECT PROPERTY HAS BEEN PREPARED BY THE COMMISSION'S STAFF AND FILED WITH THE LEGISLATURE, PURSUANT TO P.R.C. 6373.

CALENDAR ITEM NO. 171 (CONT'D)

3. FIND THAT THE STATE SCHOOL LAND, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
4. AUTHORIZE THE SALE, WITHOUT ADVERTISING, OF THE LAND DESCRIBED ON EXHIBIT "A" AND BY REFERENCE MADE A PART HEREOF, TO THE COUNTY OF SAN BERNARDINO; SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING RESERVATIONS OF ALL GEOTHERMAL AND MINERAL RESOURCES FOR \$8,600 CASH.

CALENDAR PAGE	<u>83</u>
MINUTE PAGE	<u>800</u>

## EXHIBIT "A"

## LAND DESCRIPTION

SA 5653

All that portion of the North half of the Northeast Quarter of Section 31, Township 10 North, Range 1 East, SAN BERNARDINO MERIDIAN, and that portion of the East half of Section 30, in said Township 10 North, Range 1 East, as said portions lie within a strip of land 130.00 feet wide, lying 70.00 feet Westerly and 60.00 feet Easterly of the following described line:

PARCEL A (FORT IRWIN ROAD):

COMMENCING at that certain standard disk stamped "338+34.00 P.O.C. c/L IMP 10+34.00 P.O.T. c/L MERIDIAN RD. O.C." marking the intersection of the centerline of STATE HIGHWAY NO. 15 with the centerline of MERIDIAN ROAD overcrossing as said intersection is shown on the State of California's Department of Transportation Right-of-Way Map No. 984083, on file in District 08 Office in San Bernardino, said point being also hereinafter referred to as "ENGINEER'S STATION 142+02.35, c/L IMP. FORT IRWIN ROAD"; thence North 32° 48' 09" East, a distance of 1,380.50 feet, to the beginning of a tangent curve concave Southeasterly and having a radius of 2,000.00 feet; thence Northeasterly along said curve, through a central angle of 14° 22' 30", an arc length of 501.78 feet; thence tangent to last said curve North 47° 10' 39" East, a distance of 4,021.67 feet, to the beginning of a tangent curve concave Northwesterly and having a radius of 2,000.00 feet; thence Northeasterly and Northerly along said curve, through a central angle of 48° 31' 15", an arc length of 1,693.70 feet, to "ENGINEER'S STATION 218+00.00 c/L FORT IRWIN ROAD", said point being also the TRUE POINT OF BEGINNING of said 130.00 - foot wide strip;

Thence continuing Northerly along last said curve through a central angle of 03° 49' 03", an arc length of 133.25 feet; thence tangent to said curve North 5° 09' 39" West, a distance of 4,466.75 feet, to "ENGINEER'S STATION 264+00.00 c/L IMP. FORT IRWIN ROAD", said point also being the terminus of said 130.00-foot wide strip, said point also designated as Point "X".

NOTE: The sidelines of said strip shall be prolonged or shortened so as to begin and terminate on the South line of the North half of the North half of said Section 31, and on a line which is perpendicular to the aforesaid Engineer's Station 264+00.00, said station situate in the East half of said Section 30.

PARCEL B (FORT IRWIN ROAD):

All that portion of the East half of said Section 30 lying within a strip of land 120.00 feet in width, the centerline of said strip being more particularly described as follows:

BEGINNING at the hereinabove-described "ENGINEER'S STATION 264+00.00" designated as Point "X" in said Parcel A; thence continuing along last said line, North 05° 09' 39" West, a distance of 7,611.02 feet, to the beginning of a tangent curve concave Easterly and having a radius of 2,000.00 feet; thence Northerly along said curve through a central angle of 02° 23' 02", an arc length of 83.21 feet; thence tangent to last said curve North 02° 46' 37" West, a distance of 2,326.45 feet, to the beginning

CALENDAR PAGE	84
MINUTE PAGE	801

of a tangent curve concave Southwesterly and having a radius of 2,000.00 feet; thence Northwesterly along said curve through a central angle of  $24^{\circ} 12' 12''$ , an arc length of 844.66 feet; thence tangent to last said curve North  $26^{\circ} 58' 49''$  West, a distance of 1,413.02 feet, to the beginning of a tangent curve concave Southwesterly, and having a radius of 2,000.00 feet; thence Northwesterly along said curve through a central angle of  $09^{\circ} 49' 33''$ , an arc length of 342.99 feet; thence tangent to last said curve, North  $36^{\circ} 48' 22''$  West, a distance of 6,038.80 feet, to the beginning of a tangent curve concave Northeasterly, and having a radius of 2,000.00 feet; thence Northwesterly along said curve through a central angle of  $15^{\circ} 27' 23''$ , and arc length of 539.53 feet, to a point in the South line of Section 1, Township 10 North, Range 1 West, SAN BERNARDINO MERIDIAN, said point being situate South  $89^{\circ} 12' 21''$  West, a distance of 1,257.11 feet, from that certain 1910 U.S. Government Land Office brass disc monument in a 2" iron pipe marking the Southeast corner of Section 1, Township 10 North, Range 1 West, SAN BERNARDINO MERIDIAN, as said monument is shown on County Surveyor's Map No. 7127, on file in the Office of the County Surveyor of said County, said point in the said South line being also the POINT OF TERMINUS of said strip.

NOTE: The sidelines of said strip shall be prolonged or shortened so as to begin and terminate on the North line of the aforesaid Section 30, and on the North line of said Parcel No. A.

Bearings in this description are based on the California Coordinate System, Zone 5.

REVIEWED NOVEMBER 28, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

CALENDAR PAGE	85
MINUTE PAGE	802

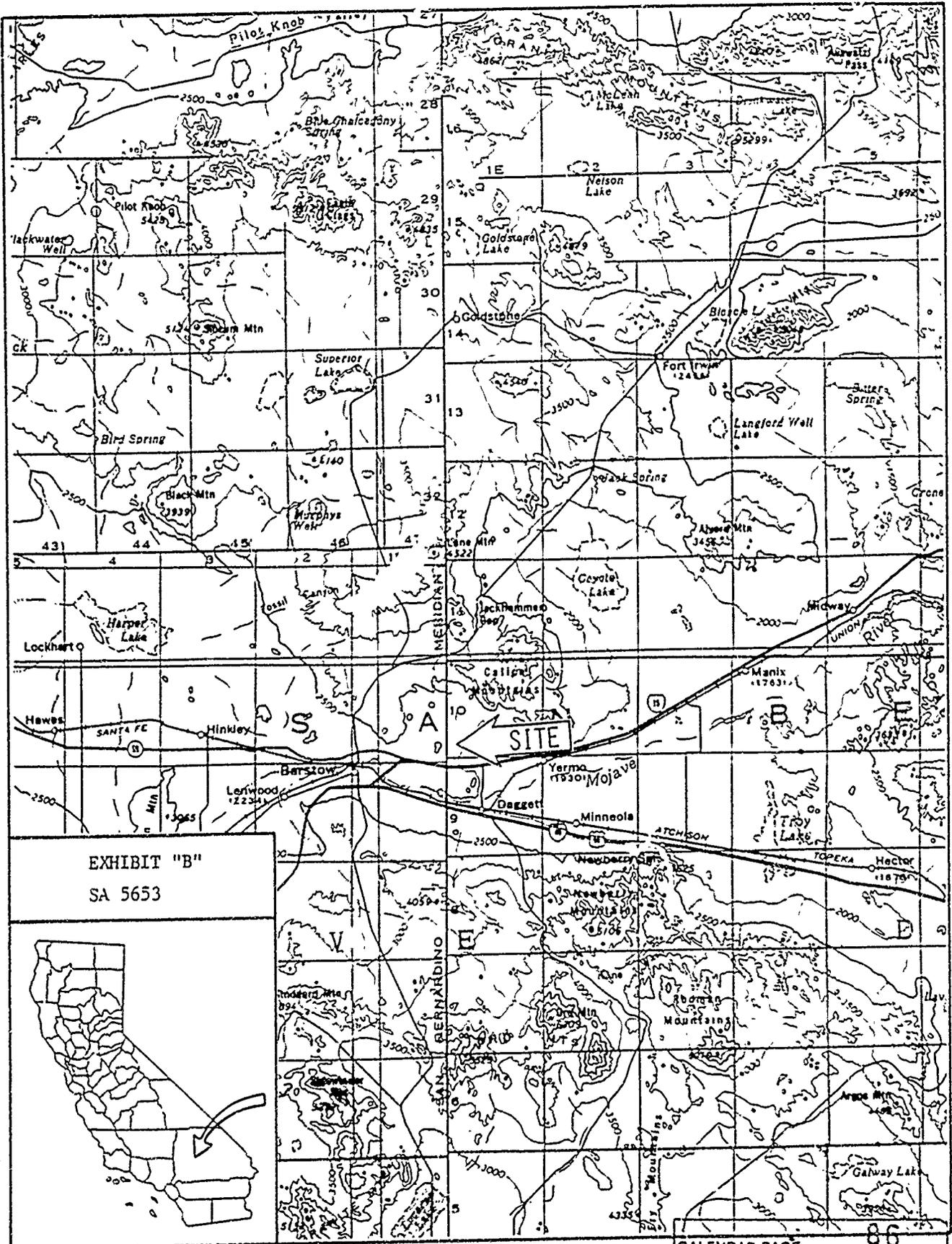


EXHIBIT "B"  
SA 5653



CALENDAR PAGE

86

MINUTE PAGE

803

"EXHIBIT C"

GENERAL PLAN

SA 5653

The County of San Bernardino proposes to purchase a road right-of-way containing 19.44<sup>±</sup> acres from the State Lands Commission. The right-of-way involves a strip of land approximately 125 feet wide in a portion of the E½ of Section 30, and a portion of the N½ NE¼ of Section 31, T10N, R1E, SBM, northeast of Barstow, in San Bernardino County.

The County plans on upgrading the existing road (Fort Irwin Road) on these parcels to facilitate the revitalization of Fort Irwin as a National Military Training Center. Any road improvements subsequent to this sale will be subject to environmental review pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. This purchase involves an activity having no significant effect on the environment and is, therefore, exempt from CEQA (14 Cal. Adm. Code 15061(b)(3)).

This General Plan is submitted in conformance with Section 6373 of the Public Resources Code.

CALENDAR PAGE	87
MINUTE PAGE	804