MINUTE ITEM
This Calendar Item No. 13
was approved as Minute Item
No. 13 by the State Lands
Commission by a vote of 3
to 0 at its 8-20-87
meeting.

CALENDAR ITEM

A 76

S 39

13

08/20/87
SA 5644 AD 70
N. Smith

AUTHORIZATION, AS SCHOOL LAND BANK TRUSTEE,
TO ISSUE A PATENT TO STANDARD PACIFIC, L.P.

APPLICANT: Standard Pacific, L.P.
7290 Clairemont Mesa Blvd.
San Diego, California 92111

AREA, TYPE LAND AND LOCATION:
A 1.17-acre parcel, more or less, of State lieu lands, located in the City of Poway, San Diego County.

LAND USE: Road right-of-way for adjacent developing subdivision.

CONSIDERATION: $5,850.

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: N/A.

OTHER PERTINENT INFORMATION:
1. The subject (1.17 acre) parcel is located in the northeast corner of a 40-acre lieu land parcel surrounded by a developing subdivision owned by Standard Pacific, L.P. The subject parcel will be used for a road giving the State access to the remaining land-locked parcel.

2. 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 CEQA as a statutory exempt project. The project is exempt because it involves an action taken pursuant to the School Land Bank Act, P.R.C. 8700, et seq.

   Authority: P.R.C. 8710

3. The consideration of $5,850 will be deposited in the School Land Bank Fund to facilitate the management of school lands for the purpose of generating revenue and carrying out the goals of the School Land Bank Act, the State Lands Commission will be acting as Trustee for the School Land Bank Fund, pursuant to Division 7.7 of the P.R.C.

4. Staff has filed a General Plan for this activity with the Legislature, pursuant to P.R.C. 6373

5. Staff has determined the fair market value of the lands to be sold is $5,000 per acre ($5,000 x 1.17 acres = $5,850).

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

IT IS RECOMMENDED THAT THE COMMISSION AS SCHOOL LAND BANK TRUSTEE:

1. FIND THAT THIS ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A STATUTORY EXEMPT PROJECT PURSUANT TO P.R.C. 8711, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, P.R.C. 8700, ET SEQ.

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

3. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS PREPARED BY COMMISSION STAFF AND FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.

4. AUTHORIZE THE SALE AND SUBSEQUENT ISSUANCE OF A PATENT TO STANDARD PACIFIC, L.P. OF THE LANDS DESCRIBED IN EXHIBIT "A" SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING, BUT NOT LIMITED TO, ALL MINERALS, RIGHT OF ENTRY, AND RIGHT OF THE PUBLIC TO FISH.

5. AUTHORIZE THE DEPOSIT OF $5,850 IN THE SCHOOL LAND BANK FUND.

EXHIBIT "A"

LAND DESCRIPTION SA 5644

That portion of the SE 1/4 of the NE 1/4 of Section 11, T14S, R2W, SBM, County of San Diego, State of California, described as follows:

BEGINNING at the most southwesterly corner of Lot 40 of City of Poway Tract No.4113-3, according to the Map thereof Number 11508, San Diego County Records; said corner being on the southerly boundary of said Poway Tract 4113-3, thence along said southerly boundary N 860 24' 33" W, 62.09 feet; thence leaving the southerly boundary of said Tract 4113-3 along the arc of a non-tangent circular curve, concave easterly, having a radius of 330 feet, the center of which bears N 80008'40" E, through a central angle of 31036'50" and an arc length of 182.08 feet to a point of tangency which bears S 48031'50" W from the center of said curve; thence S 41028'10" E, 229.21 feet to a point of tangency of a circular curve concave easterly, having a radius of 330 feet, the center of which bears N 48031'50" E; thence along said curve through a central angle of 4034'53", an arc length of 26.39 feet, to a point on the east line of said Section 11; then non-tangent to said curve along said east line N 1007'26" E, 336.95 feet to the southerly line of said Lot 40; thence along said southerly line N 86024'33" W, 192.91 feet to the point of beginning.

END OF DESCRIPTION

PREPARED JUNE 3, 1987 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

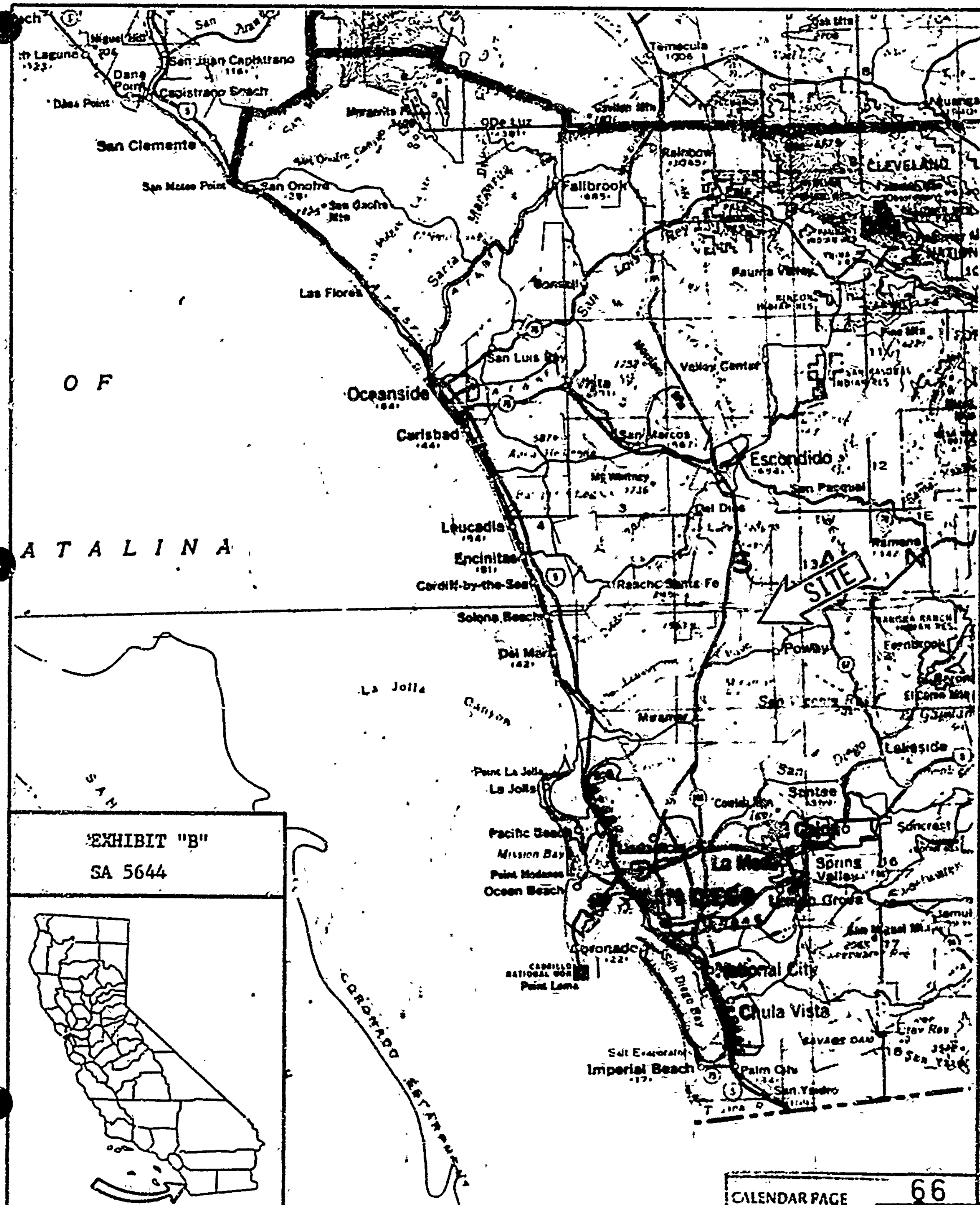

EXHIBIT "B"

SA 5644

CALENDAR PAGE 66

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EXHIBIT "C"

GENERAL PLAN

SA 5644

The State Lands Commission proposes to sell a small portion of State lieu land located in the NE 1/4 of the NE 1/4 of Section 11, Township 14 South, Range 2 West, SBM, in the City of Poway, San Diego County. The purpose of this sale of property to Standard Pacific is to construct a road right-of-way for the adjacent developing subdivision. The construction of a road will allow legal and physical access to a State land locked parcel.