

MINUTE ITEM
This Calendar Item No. 31
was approved as Minute Item
No. 31 by the State Lands
Commission by a vote of 3
to 0 at its 2/6/89
meeting.

CALENDAR ITEM

A 73
S 36

31

02/06/89
SA 5660
Trout
Kiley

AUTHORIZATION TO ENTER INTO A CONTRACT
AND AGENCY AGREEMENT

APPLICANT: Riverside Community
College District
4800 Magnola Avenue
Riverside, California 92506-1299

At its meeting on June 30, 1988, the Commission authorized the staff to negotiate an agreement with the Riverside Community College District which would result in the sale and subsequent development of a 67.17+-acre parcel of School lands in the City of Norco, Riverside County. The staff was to come back to the Commission for approval of the negotiated agreement prior to executing it on behalf of the Commission. The following terms are the essence of the agreement:

1. The District will act as the Commission's agent for the subdivision and sale of the State's parcel.
2. The District will be entitled to recover its reasonable actual costs, subject to audit by Commission staff, for the subdivision and sale of the parcel. The District will be required to furnish detailed records of its "out-of-pocket" costs for the entire transaction.
3. The District desires to purchase a tier of lots at one end of the subdivision to provide access to the proposed college campus. The District will pay the "per-acre price" established by a sale at public auction of the remainder of the parcel. Also included in the sale to the District, at

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no additional cost, will be an approximately three-acre parcel which was acquired to provide access to the State parcel. The staff believes that the price to be paid by the District for the subdivided lots will include adequate compensation for the easement.

4. The District will be responsible for the filing of a tentative map showing the proposed land division and for conducting the public auction. The proposed developer will make and file the final subdivision map, but the District will be responsible to assure that it gets done.
5. The District will submit the three highest bids to the Commission for approval of the highest qualified bidder.
6. The total cumulative price for the lands sold by competitive bid and for sale to the District must be at least \$1,375,000 plus approved costs. In the event no bids are received which exceed the minimum, the District is not entitled to recover any compensation for acting as the State's agent.
7. All costs of escrow will be borne by the District.

AB 884: N/A.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 8710, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, P.R.C. 8700, ET SEQ.
2. AUTHORIZE THE EXECUTION OF THE CONTRACT AND AGENCY AGREEMENT FOR THE SALE OF STATE SCHOOL LANDS, BETWEEN THE COMMISSION AND THE RIVERSIDE COMMUNITY COLLEGE DISTRICT, IN SUBSTANTIALLY THE FORM ON FILE IN THE PRINCIPAL OFFICE OF THE COMMISSION.
3. AUTHORIZE STAFF TO TAKE ALL STEPS NECESSARY TO CARRY OUT THAT AGREEMENT, SUBJECT TO COMMISSION APPROVAL OF THE HIGHEST QUALIFIED BIDDER.

(ADDED 02/06/89)

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