

MINUTE ITEM

This Calendar Item No. C09
was approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 2
to 0 of its 2/16/91
meeting.

CALENDAR ITEM

C 0 9

A 28, 44

S 17, 22

02/06/91

W 20704

C 9052

Reese

D. Brown

AUTHORIZE EXECUTION OF AGREEMENT FOR A
PRIVATE FEE APPRAISAL OF SELECTED PARCELS
FOR EXCHANGE BETWEEN STATE
DEPARTMENT OF PARKS AND RECREATION (DPR)
STATE LANDS COMMISSION (SLC)

PARTY:

State Lands Commission
1807 - 13th Street
Sacramento, California 95814

PROJECT INFORMATION

Department of Parks and Recreation (DPR) has identified three prime undeveloped ocean-view parcels, located on Palisades Beach Road adjacent to Santa Monica State Beach in the city of Santa Monica, and three developed and two undeveloped ocean-view parcels, located on Seacliff Drive adjacent to Seacliff State Beach in the city of Santa Cruz, that they are willing to include in an exchange proposal for the State Lands Commission's (SLC) Scaroni Ranch parcel adjacent to Wilder Ranch State Park in Santa Cruz.

The School Land Bank Act requires the SLC receive fair market value for a transfer of property. Section 8709 of the P.R.C. allows for up to five percent (5%) of land value to be expended from the fund for acquisition costs. The value of the parcels to be exchanged is estimated at \$3 million to \$3.5 million. The cost of the proposed appraisal agreement is estimated to be \$20,000.

Staff proposes to request bids for two private fee appraisals; one for the southern California property and one for the northern California property. Agreements would be executed with the lowest responsible bidders. Upon determination of the values of the parcels involved, a proposed exchange would be negotiated by staff and brought before the SLC for consideration.

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE REGS. 15378.
2. AUTHORIZE EXECUTION OF AGREEMENTS FOR APPRAISAL SERVICES WITH THE LOWEST RESPONSIBLE BIDDERS IN ACCORDANCE WITH CURRENT STATE POLICIES AND PROCEDURES.
3. PAYMENT FOR APPRAISAL SERVICES TO BE MADE FROM THE SCHOOL LAND BANK FUND PURSUANT TO P.R.C. 8709 AND P.R.C. 8711.