MINUTE ITEM
This Calendar Item No. C53
was approved as Minute Item
No. 53 by the State Lands
Commission by a vote of 3
to Ø at its 9/23/92
meeting.

CALENDAR ITEM

C 53

A 61

S 25

09/23/92
W 24795
Reese

AUTHORIZE SELLING OF RIGHT-OF-WAY EASEMENT
OVER SCHOOL LANDS AND SUBSEQUENTLY ISSUE
A PATENT TO THE MOJAVE WATER AGENCY

APPLICANT:
Mojave Water Agency
P.O. Box 1089
Apple Valley, California 92307

AREA, TYPE LAND AND LOCATION:
A 33.40-acre parcel of State school land in San Bernardino County.

LAND USE:
Right-of-way for the Morongo Basin water pipeline.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13; Div 7.7.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:
N/A

OTHER PERTINENT INFORMATION:
1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily 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.

2. In 1984, the Morongo Basin Joint Powers Authority was formed to provide support and guidance to meet future demands for water. After multiple studies, it has been deemed imperative that a water pipeline, from the State aqueduct near Hesperia to the Morongo Basin, be constructed to insure a dependable water supply. Funding for the project is from a $66.5 million bond issue approved by the voters in 1990.

3. The consideration of $16,700 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. An appraisal to determine value of the parcel was prepared, reviewed, and approved by Commission staff.

5. Staff has filed a general plan for this activity with the Legislature pursuant to P.R.C. 6373.

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

3. AUTHORIZE THE SALE OF A RIGHT-OF-WAY EASEMENT AND SUBSEQUENT ISSUANCE OF A PATENT TO THE MOJAVE WATER AGENCY OVER THE LAND DESCRIBED IN EXHIBIT "A", SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING, BUT NOT LIMITED TO, ALL MINERALS, RIGHT OF ENTRY, AND THE RIGHT OF THE PUBLIC TO FISH UPON.

4. AUTHORIZE THE DEPOSIT OF $16,700 IN THE SCHOOL LAND BANK FUND FOR THE SALE OF LANDS TO FACILITATE THE MANAGEMENT OF SCHOOL LANDS FOR THE PURPOSE OF GENERATING REVENUE AND CARRYING OUT THE GOALS OF THE SCHOOL LAND BANK ACT.

EXHIBIT "A"

W 24795

LAND DESCRIPTION

Those ten (10) parcels of State-owned lands in San Bernardino County, California, more particularly described as follows:

PARCEL 1

A strip of land, 40.00 feet wide, over that portion of the North 1/2 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 2 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying 40 feet southwesterly of the following described northeasterly line:

Commencing at the North 1/4 corner of said Section 21; thence South 00°33'20" East, 1213.76 feet along the west line of said Northeast 1/4 to the TRUE POINT OF BEGINNING; thence leaving said west line South 73°24'20" East, 375.38 feet to a point on the south line of the North 1/2 of the Northeast 1/4 of said Section, said point being distant South 89°57'37" East, 358.71 feet along said south line from the southwest corner of the North 1/2 of the Northeast 1/4 of said Section; thence continuing South 73°24'20" East, 1013.06 feet to a point on the west line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section, said point being distant South 00°32'40" East, 288.67 feet along said west line from the northwest corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence continuing South 73°24'20" East, 9.10 feet; thence South 73°25'40" East, 1295.49 feet to a point on the south line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section, said point being distant North 89°58'11" West, 79.85 feet along said south line from the southeast corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west and south lines of the North 1/2 of the Northeast 1/4 and in the west and south south lines of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 21.

PARCEL 2

A strip of land, 40.00 feet wide, over that portion of the Southeast 1/4 of Section 22, Township 4 North, Range 2 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southerly of the following described northerly line:

COMMENCING at the Center of said Section 22; thence South 00°30'59" East, 177.11 feet along the west line of said Southeast 1/4 to the TRUE POINT OF BEGINNING; thence leaving said west line South 73°23'25" East, 122.57 feet; thence South 73°29'50' East, 881.81 feet to the beginning of a tangent curve, concave northerly and having a radius of 1200.00 feet; thence Easterly 207.64 feet along said curve through a central angle of 09°54'50"; thence tangent to said curve South 83°24'40" East, 1495.58 feet to a point on the east line of said Southeast 1/4, said point being distant South 00°31'32" East, 698.21 feet along said east line from the East 1/4 corner of said Section and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west and east lines of the Southeast 1/4 of said Section 22.

PARCEL 3

A strip of land, 40.00 feet wide over that portion of the South 1/2 of Section 23, Township 4 North, Range 2 East, San Bernardino Base and Meridian, in the County of San Bernardino, State

of California, according to the official plat of said land filed in the District Land Office, lying southwesterly of the following described northeasterly line:

COMMENCING at the West 1/4 corner of said Section 23; thence South 00°31'32" East, 698.21 feet along the West line of said South 1/2 to the TRUE POINT OF BEGINNING; thence, leaving said West line South 83°24'40" East, 617.36 feet; thence South 83°21'40" East, 1460.20 feet; thence South 83°19'40" East, 1394.34 feet; thence South 78°52'20" East, 1584.32 feet to the beginning of a tangent curve, concave Southerly and having a radius of 2000.00 feet; thence Easterly 163.58 feet along said curve through a central angle of 04°41'10"; thence tangent to said curve South 74°10'41" East, 145.95 feet to a point on the East line of said Section 23, said point being distant South 00°37'03" East, 1566.69 feet along said East line from the East 1/4 corner of said Section 23 and being the terminus point of said strip of land. The sidelines of said strip of land shall be prolonged or shortened to commence at the West line and to terminate at the East line of said Section 23.

EXCEPTING THEREFROM those portions lying within the Southwest 1/4 of said Section 23, and the South 1/2 of the Southeast 1/4 of said Section 23.

PARCEL 4

A strip of land, 40.00 feet wide, over those portions of the Southeast 1/4 of Section 24 and the Northeast 1/4 of Section 25, Township 4 North, Range 2 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southwesterly of the following described northeasterly line:

COMMENCING at the South 1/4 corner of said Section 24; thence North 00°36'38" West, 7.29 feet along the west line of the Southeast 1/4 of said Section 24 to the TRUE POINT OF BEGINNING; thence leaving said west line South 53°12'10" East, 95.23 feet; thence South 51°13'40" East, 1581.58 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 3000.00 feet; thence Southeasterly 1350.01 feet along said curve through a central angle of 25°47'00"; thence tangent to said curve South 25 26'40" East, 28.12 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1000.00 feet; thence Southeasterly 566.02 feet along said curve through a central angle of 32°25'50"; thence tangent to said curve South 57°19'44" East, 166.35 feet to a point on the south line of the Northeast 1/4 of said Section 25, said point being distant South 89°32'16" West, 18.88 feet along said south line from the East 1/4 corner of said Section 25 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west line of the Southeast 1/4 of said Section 24 and in the west and south lines of the Northeast 1/4 of said Section 25.

EXCEPTING THEREFROM any portion conveyed to the United States of America, and its assigns in State Patent No. 20661, recorded August 19, 1982 in Document No. 82-162701, Official Records, San Bernardino County.

PARCEL 5

A strip of land, 40.00 feet wide, over that portion of Government Lot 2 of the Southwest 1/4 of Fractional Section 30, Township 4 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southwesterly of the following described northeasterly line:

COMMENCING at the Northwest corner of said Government Lot 2; thence South 00°35'50" East, 12.34 feet along the west line of said Government Lot 2 to the TRUE POINT OF BEGINNING; thence leaving said west line South 58°36'31" East, 140.63 feet; thence South 56°54'49" East, 433.31 feet; thence South 55°28'50" East, 997.84 feet; thence South 55°23'54" East, 12.36 feet to a point on the east line of said

Government Lot 2, said point being distant South 00°34'55" East, 895.64 feet along said east line from the Northeast corner of said Government Lot 2 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west and east lines of said Government Lot 2.

PARCEL 6

A strip of land, 40.00 feet wide, over those portions of the East 1/2 of the Southeast 1/4 of Fractional Section 30 and Government Lot 3 of the East 1/2 of Fractional Section 31, Township 4 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southerly of the following described northerly line:

COMMENCING at the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 30; thence South 00°33'14" East, 2523.77 feet along the west line of the East 1/2 of the Southeast 1/4 of said Fractional Section 30 to a point on a non-tangent curve, concave northeasterly and having a radius of 3000.00 feet, a radial line of said curve to said point bears South 16°10'03" West, said curve being tangent at its easterly terminus on the south line of said Southeast 1/4 of Fractional Section 30, said point also being the TRUE POINT OF BEGINNING; thence Southeasterly 844.75 feet along said curve through a central angle of 16°08'00" to its point of tangency on said south line; thence South 89°57'57" East, 473.36 feet along said south line to the Southeast corner of said Fractional Section 30 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west line of the East 1/2 of the Southeast 1/4 of said Fractional Section 30 and in the east line of Government Lot 3 of the East 1/2 of said fractional Section 31.

PARCEL 7

A strip of land, 40.00 feet wide, over those portions of Government Lots 1 and 2 and the Northeast 1/4 of Fractional Section 32, Township 4 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southerly and southeasterly of the following described northerly and northeasterly line:

BEGINNING at the Northwest corner of said Fractional Section 32; thence North 88°49'31" East, 2613.71 feet along the north line of said Fractional Section 32 to the North 1/4 corner of said Fractional Section 32; thence continuing along said north line North 88°40'05" East, 499.91 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 3000.00 feet; thence Southeasterly 2524.11 feet along said curve through a central angle of 44°37'54" to a point on the east line of said Northeast 1/4, said point being distant South 00°53'01" East, 865.11 feet along said east line from the Northeast corner of said Fractional Section 32 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west and east lines of said Fractional Section 32.

PARCEL 8

A strip of land, 40.00 feet wide, over that portion of Section 33, Township 4 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southerly of the following described northeasterly line:

Commencing at the Northwest corner of said Section 33; thence South 00°53'01" East, 865.11 feet along the west line of said Section to a point on a non-tangent curve, concave southwesterly and having a radius of 3000.00 feet, a radial line of said curve to said point bears North 43°17'59" East, said point also being the TRUE POINT OF BEGINNING; thence Southeasterly 187.20 feet along said curve through a central

angle of 03°34'31"; thence tangent to said curve South 43°07'30" East, 2068.10 feet; thence South 43°1100" East, 1418.62 feet; thence South 43°06'30" East, 1089.91 feet; thence South 43°01'00" East, 1274.90 feet to a point on the south line of said Section, said point being distant South 89°31'50" West, 1261.45 feet along said south line from the southeast corner of said Section and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west and south lines of said Section 33.

PARCEL 9

A strip of land, 40.00 feet wide, over that portion of Lot 2 of the Northeast 1/4 of Fractional Section 4, Township 3 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat showing amended lottings, accepted 6-1-1960, and filed in the District Land Office, lying southerly of the following described northeasterly line:

COMMENCING at the Northeast corner of said Fractional Section 4; thence South 89°31'50" West, 1261.45 feet along the north line of said Fractional Section 4 to the TRUE POINT OF BEGINNING; thence leaving said north line South 43°01'00" East, 1592.03 feet; thence South 43°06'20" East, 67.53 feet to a point on the south line of the North 1/2 of the Northeast 1/4 of said Fractional Section 4, said point being distant South 89°25'06" West, 147.43 feet along said south line from the southeast corner of the North 1/2 of the Northeast 1/4 of said Fractional Section 4 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the north and south lines of the North 1/2 of the Northeast 1/4 of said Fractional Section 4.

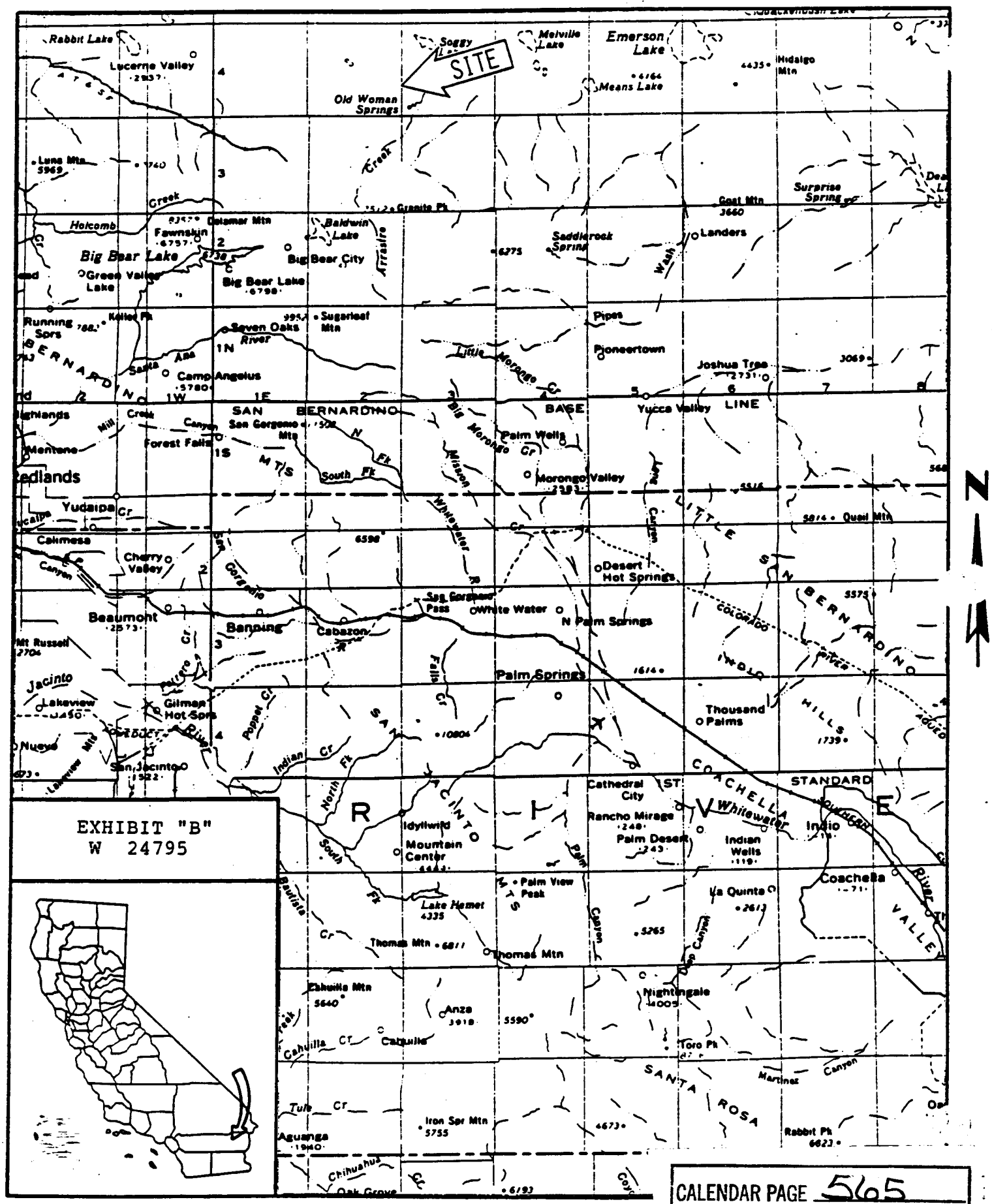
PARCEL 10

A strip of land, 40.00 feet wide, over those portions of the Sections 3 and 10, Township 3 North, Range 3 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying southwesterly of the following described northeasterly line:

COMMENCING at the Northwest corner of said Section 3; thence South 00°51'22" East, 1383.90 feet along the west line of said Section to the TRUE POINT OF BEGINNING; thence leaving said west line South 43°06'20" East, 558.07 feet; thence South 43°12'30" East, 1284.16 feet; thence South 42°56'30" East, 1356.84 feet; thence South 43°07'20" East, 555.39 feet; thence South 43°28'30" East, 177.32 feet to beginning of a tangent curve. concave northeasterly and having a radius of 3000.00 feet, said curve being tangent at its easterly terminus on the south line of said Section 3; thence Southeasterly 2436.26 feet along said curve through a central angle of 46°31'45" to its point of tangency on said south line; thence South 89°59'45" East, 493.77 feet along said south line to the Southeast corner of said Section 3 and being the terminus point of said strip of land. Said strip of land shall be prolonged or shortened to terminate in the west line of said Section 3 and east line of said Section 10.

END OF DESCRIPTION

SCANNED, REVIEWED AND REVISED JULY, 1992 BY LLB.



CALENDAR PAGE 565
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Exhibit "C"

W 24795

GENERAL PLAN

The State Lands Commission proposes to sell 33.40± acres of State School land to the Mojave Water Agency.

The Mojave Water Agency is acquiring approximately 70 miles of pipeline right of way in San Bernardino County for the Morongo Basin Water Pipeline Project. The right of way is divided into a number of ownerships including the federal government, the State of California and private landholders. The proposed alignment primarily parallels existing road rights of way. The acquisition will facilitate the construction and operation of a water pipeline to deliver State project water from the State water aqueduct near Hesperia to the Morongo Basin.