

MINUTE ITEM

This Calendar Item No. C18
was approved as Minute Item
No. 18 by the State Lands
Commission by a vote of 3
0 0 at its 9-9-93
meeting.

CALENDAR ITEM

C18

A 33

S 16

09/09/93
SA 5709
Reese

Authorize, as School Land Trustee, Acceptance of the
Highest Bid and Subsequent Issuance of a Patent for a
234± acre parcel of State School Land in Kern County

APPLICANT:

ARNEL Development Company
950 South Coast Drive, Suite 200
Costa Mesa, California 95626

At the July 19, 1993 Commission meeting, the Commission approved offering a parcel of State School Land in Kern County for sale by sealed bid. The minimum bid was set at \$794,240. Sealed bids were solicited by newspaper advertisements and direct mail to parties on the School Land Sales lists.

The bid opening was on July 26, 1993 at 3:00 p.m. The highest bid offer of \$795,240 was received and accepted from ARNEL Development Company. The required ten percent deposit in the amount of \$79,524 accompanied the bid. Patent fees, staff costs, and award costs are also to be paid by the successful bidder.

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.

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CALENDAR ITEM NO. C18 (CONT'D)

Authority: P.R.C. 8710.

2. The consideration of \$795,240 will be deposited into the School Land Bank 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 pursuant to Division 7.7 of the P.R.C.
3. Staff has filed a General Plan for this activity with the Legislature pursuant to the P.R.C. Section 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 FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.
3. AUTHORIZE ISSUANCE OF A PATENT SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT A; TO ARNEL MANAGEMENT COMPANY UPON RECEIPT OF \$715,716, THE AMOUNT REMAINING TO BE PAID FOR THE LAND, PLUS ALL COSTS ASSOCIATED WITH THE SALE.
4. AUTHORIZE THE DEPOSIT OF ALL SALE REVENUES (\$795,240) INTO THE SCHOOL LAND BANK.

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EXHIBIT "A"

LAND DESCRIPTION

SA 5709

A parcel of State-owned lieu land being a portion of Section 32, T10N, R12W, SBBM, Kern County, California, more particularly described as follows:

The SW 1/4 of said Section 32, and the S 1/2 of the NW 1/4 of said Section 32.

EXCEPTING THEREFROM the following 2 parcels:

PARCEL 1

BEGINNING at the south quarter corner of Section 32, T10N, R12W, SBBM according to the Official Plat thereof; thence from said Point of Beginning N01°04'01"W, along the north-south mid-section line of said Section 32, 1,529.00 feet; thence S88°29'03"W, parallel with the south line of said Section 32, 554.73 feet; thence N01°04'01"W, parallel with the north-south mid-section line of said Section 32, 147.00 feet; thence S88°29'03"W, parallel with the south line of said Section 32, 350.00 feet; thence S01°04'01"E, parallel with the north-south mid-section line of said Section 32, 450.00 feet; thence N88°20'03"E, parallel with the south line of said Section 32, 350.00 feet; thence N01°04'01"W, parallel with the north-south mid-section line of said Section 32, 253.00 feet; thence N88°29'03"E, parallel with the south line of said Section 32, 504.73 feet; thence S01°04'01"E, parallel with the north-south mid-section line of said Section 32, 1,479.00 feet to the south line of said Section 32; thence N88°29'03"E, along the south line of Section 32, 50.00 feet to the Point of Beginning.

PARCEL 2

COMMENCING at the south quarter corner of Section 32, T10N, R12W, SBBM, according to the Official Plat thereof; thence from said point and along the south line of said Section 32, S88°29'03"W, 50.00 feet to the POINT OF BEGINNING of the herein described parcel; thence N01°04'01"W, parallel to the north-south mid-section line of said Section 32, 1,479.00 feet; thence S88°29'03"W, parallel with the south line of said Section 32, 504.73 feet; thence S01°04'01"E, parallel with the north-south mid-section line of said Section 32, 10.00 feet; thence N88°29'03"E, parallel with the south line of said Section 32, 494.73 feet; thence S01°04'01"E, parallel with the north-south mid-section line of said Section 32, 1,469.00 feet; thence N88°29'03"E, along the south line of said Section 32, 10.00 feet to the Point of Beginning.

END OF DESCRIPTION

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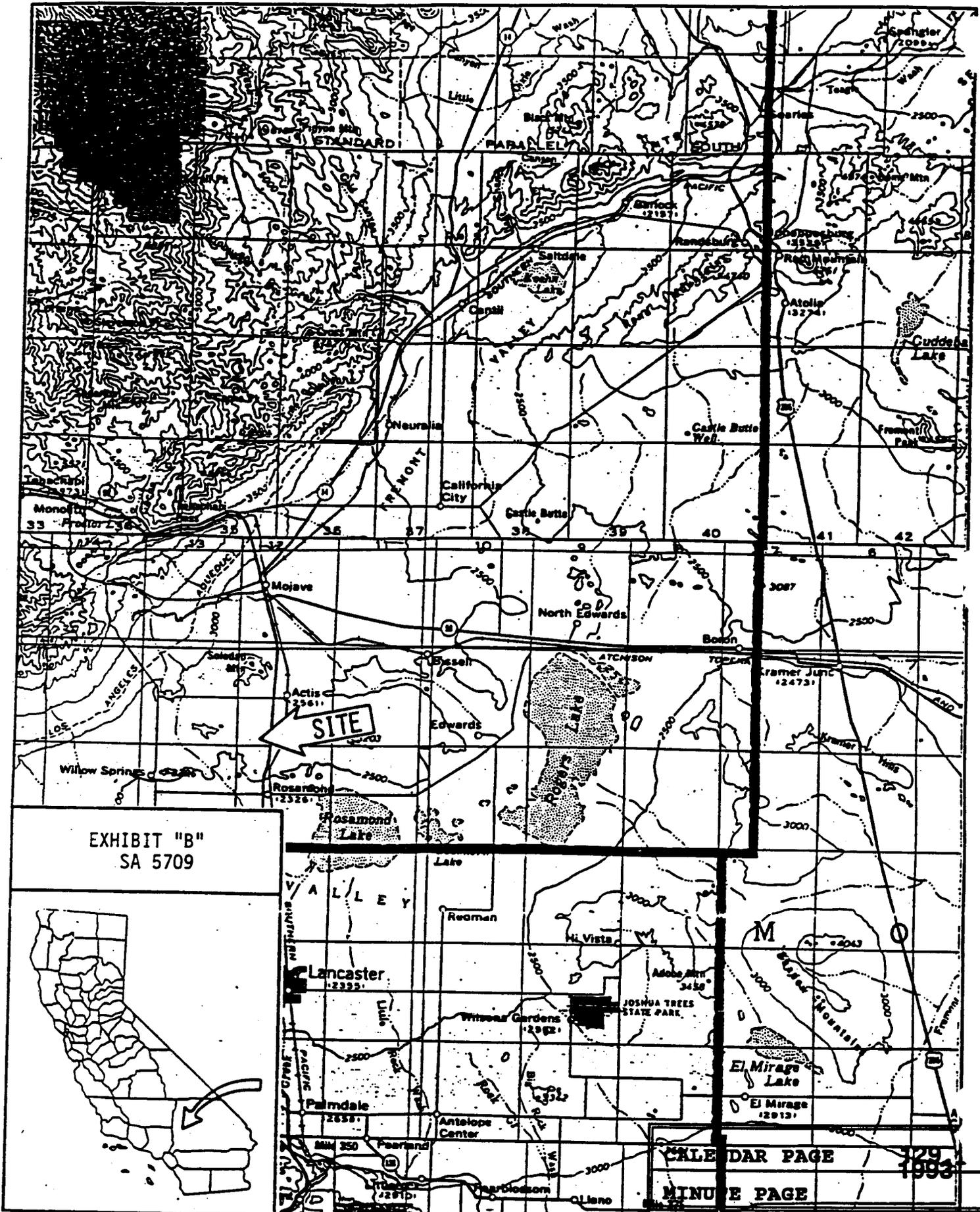


EXHIBIT "B"
SA 5709



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GENERAL PLAN

The State Lands Commission proposes to sell 234± acres of State school land to Arnel Management Company.

The parcel is located three miles north of the town of Rosamond, Kern County. It is unimproved desert land surrounded by land of similar character. The sale parcel currently carries a designation in Kern County's General Plan of Resource Management-8.5, and is zoned A-1 or limited agriculture. Over the next 2-10 years, the purchaser proposes to have 230± acres rezoned R-1 or residential and 5± acres rezoned C-2 or commercial. Parcels of raw land south of the sale parcel are zoned R-1-Multi-family and C-2.

A biological report covering the property has been completed, reviewed, and accepted by the Department of Fish and Game. There are no sensitive plant or wildlife species on the property. Additional documentation under the California Environmental Quality Act will be required when the purchaser proceeds with plans to rezone and develop the property.