MINUTE ITEM
This Calendar Item No. C33
was approved as Minute Item
No. 33 by the State Land
Commission by a vote of 3
to Ø at its 3/1/95
meeting.

CALENDAR ITEM
C33

A 80

S 37

03/01/95
SA 5716
Reese

AUTHORIZE, AS SCHOOL LAND BANK TRUSTEE, SALE AND SUBSEQUENT ISSUANCE OF A PATENT TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR A 281.634± ACRE PARCEL OF STATE SCHOOL LAND IN RIVERSIDE COUNTY

PURCHASER:

The Metropolitan Water District
of Southern California
Box 54153
Los Angeles, California 90054

AREA, TYPE LAND AND LOCATION:

281.634± acre parcel of State School Land, north of Desert Center, Riverside County.

LAND USE:

Provide controlled access and additional protection to the Colorado River Aqueduct water system of the Metropolitan Water District.

PURCHASE PRICE:

$105,600.00

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

REVISED 02/28/95

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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. The District's existing right-of-way for the construction and maintenance of its dirt dikes, that prevent surface runoff from entering the Colorado River Aqueduct, is a 200 foot wide strip of land [that abuts the State's parcel]. The District wishes to acquire additional land to better give it controlled access to its facilities and maintain existing facilities and control erosion from storm water runoff.

3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq.

EXHIBITS:

A. Land Description
B. Site 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, EXHIBIT "C", 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 THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA.

4. AUTHORIZE THE DEPOSIT OF $105,600.00 IN THE SCHOOL LAND BANK FUND.

EXHIBIT A

126-2-1A
State of California

The north half of Section 16, Township 3 South, Range 15 East, San Bernardino Meridian, according to the Government Survey thereof, in the County of Riverside, State of California.

EXCEPTING therefrom all that portion of said Section 16 lying within that certain fee parcel conveyed to The Metropolitan Water District of Southern California by that certain Exhibit approved on July 29, 1938, filed as Exhibit A-8I in the United States General Land Office per Serial File No. LA 053305.

ALSO EXCEPTING therefrom all that portion of said Section 16 lying within that certain fee parcel conveyed to The Metropolitan Water District of Southern California by that certain Exhibit approved on August 19, 1933, filed as Exhibit A-8 in said General Land Office per Serial File No. LA 051203.

The area to be conveyed contains 281.634 acres, more or less.

tmb/12621A

LICENSED LAND SURVEYOR
PAUL M. OGILVIE
8-31-94
Exp. 12-31-94
No. 6439
STATE OF CALIFORNIA

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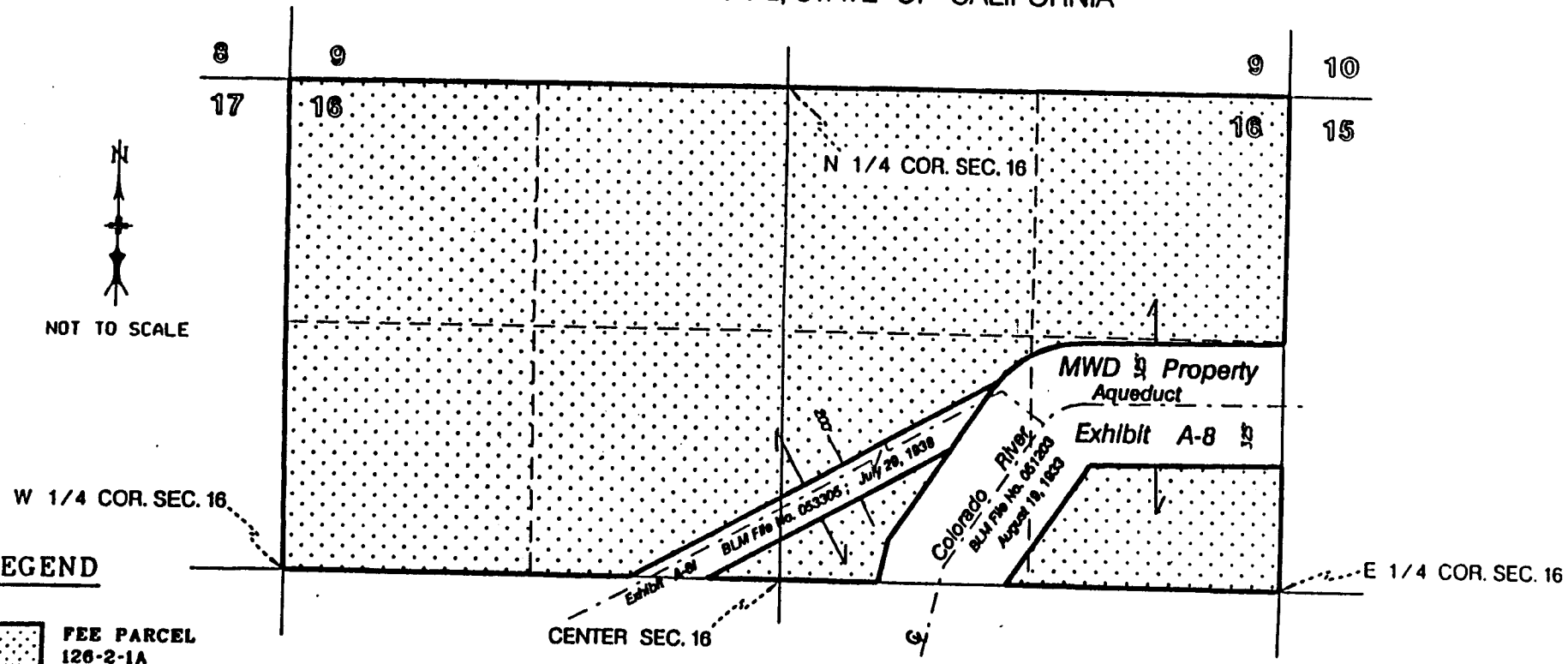
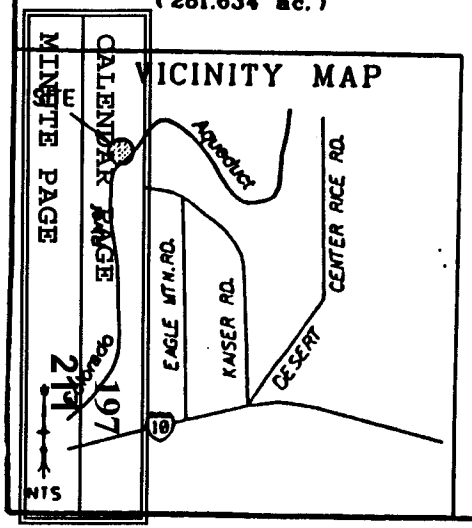
EXHIBIT B

N1/2, SEC. 16, T.3S., R.15E., S. B. M.
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGEND

FEE PARCEL
126-2-1A
(281.634 ac.)



LICENSED LAND SURVEYOR
PAUL M. OGILVIE
Exp. 12-31-94
No. 6439
STATE OF CALIFORNIA

PREPARED UNDER
MY SUPERVISION

PAUL M. OGILVIE P.L.S. 6439
8-31-94

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

COLORADO RIVER AQUEDUCT
GRANT DEED
STATE OF CALIFORNIA
TO
M.W.D.
PARCEL 126-2-1A

/usr/eng/u05754/misc/exhibit/ba02calo.dgn 08-31-94/HN

EXHIBIT 'c'

GENERAL PLAN

PROPOSED TRANSACTION

The State Lands Commission proposes to sell 281.634± acres of State School Land to the Metropolitan Water District of Southern California (District).

PROPERTY LOCATION/INFORMATION

The property is located adjacent to the Colorado River Aqueduct, north of Highway 10, west of Highway 177, north of Desert Center, Riverside County (County). The subject parcel lies near the base of the Eagle Mountains, and has a moderate slope from a northwest to southeast direction. The elevation at the northwest corner is 1200 feet and drops to 960 feet at its eastern boundary. There is a natural drainage course originating from the Eagle Mountains crossing the subject parcel in a northwest to southeast direction into the Chuckwalla Valley. This area is dry during most of the year, but can be subject to seasonal storm runoff. Storm runoff is drained past the Colorado River aqueduct through the use of dikes and culverts. There is no legal access to the subject State property.

LAND USE

The property lies within the County's M-R-A (Mineral Resources and Related Manufacturing) Zoning Designation. A variety of agricultural, utility distribution, recreation, and mining uses are allowed under such designation. The General Plan Designation is Desert Area. The allowable density, if subdivided, is 10 acre minimum lot size.

PROPOSED USE

The District's existing right-of-way for the construction and maintenance of its dirt dikes, that prevent surface runoff from entering the Colorado River Aqueduct, is a 200 foot wide strip of land that abuts the State's land. The District wishes to acquire additional land to better maintain its existing facilities and control erosion from storm water runoff. The acquisition of the State's parcel will provide the District with controlled access to its existing property.