MINUTE ITEM
This Calendar Item No. C64
was approved as Minute Item
No. 64 by the State Lands
Commission by a vote of 2
to 0 at its 2/27/96
meeting.

CALENDAR ITEM
C64

A 1

S 2

02/27/96
SA 5722
Reese

AUTHORIZE, AS SCHOOL LAND TRUSTEE, ACCEPTANCE OF THE HIGHEST BID AND SUBSEQUENT ISSUANCE OF A PATENT TO THE SUCCESSFUL BIDDER FOR A 43.61 ACRE PARCEL OF STATE SCHOOL LAND IN MENDOCINO COUNTY

PURCHASER:

Robert O. Bradley
984 20th Street
Lakeport, California 95453

At the August 22, 1990, Commission meeting, the Commission approved offering several parcels of State school land in Mendocino County for sale by sealed bid. The minimum bid for this parcel was set at $4,360.00. Sealed bids were solicited by newspaper advertisements and direct mail to parties on the School Land Sales list.

The bid opening was on September 21, 1994 at 10:00 a.m. The highest bid offer of $13,105.00 was received and accepted from Robert O. Bradley. The required ten percent deposit in the amount of $1,311.00 accompanied the bid. Patent fees, staff costs, and award costs are also to be paid by the successful bidder.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code Div. 6, Parts 1 and 2; Div. 7.7; Div. 13.

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

EXHIBITS:

A. Land Description

B. General Plan

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 because it involves an action taken pursuant to the School Land Bank Act, Public Resources Code Sections 8700, et seq.

   Authority: Public Resources Code Section 8710.

2. The consideration of $13,105 will be deposited into the School Land Bank to: 1) facilitate the management of school lands, 2) generate revenue, and 3) carry 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 Public Resources Code, for this transaction.

3. Staff has filed a General Plan for this activity with the Legislature pursuant to the Public Resources Code Section 6373.

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 PUBLIC RESOURCES CODE SECTION 8710, WHICH IS AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, PUBLIC RESOURCES CODE SECTION 8700, ET SEQ.

2. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS FILED WITH THE LEGISLATURE PURSUANT TO PUBLIC RESOURCES CODE SECTION 6373.

3. AUTHORIZE ISSUANCE OF A PATENT SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT A; TO ROBERT O. BRADLEY UPON RECEIPT OF $13,105.00, PLUS ALL COSTS ASSOCIATED WITH THE SALE.

4. AUTHORIZE THE DEPOSIT OF ALL SALE REVENUES INTO THE SCHOOL LAND BANK.

EXHIBIT 'A'

LAND DESCRIPTION

A parcel of California State School Land in Mendocino County, described as follows:

Lot 5, Section 19, T.18N., R.I2W., MDM

EXHIBIT 'B'

GENERAL PLAN

Proposed Transaction

The State Lands Commission proposes to sell 43.61 acres of State School Land to Mr. Robert O. Bradley.

Property Description

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. This is a steep parcel with an east facing slope and a stream feeding Tomki Creek. Land cover is tan oak and abundant small douglas fir with a few clumps of residual and large young growth trees. Terrain is moderately to very steep. Power and related services are not present. The parcel is landlocked by a single owner.

Land Use

The Mendocino County General Plan Use designation is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation and utility installations.

Proposed Use:

The acquisition is to be used to align the property lines and be incorporated into the existing ranch that borders the property on the east, west and north sides.