

**MINUTE ITEM**

This Calendar Item No. 72 was approved as  
Minute Item No. 72 by the California State Lands  
Commission by a vote of 3 to 0 at its  
4/13/99 meeting.

**CALENDAR ITEM**

**72**

A 80

04/13/99

S 37

SA 5750

D. Reese

**CONSIDER, AS BOTH CALIFORNIA STATE LANDS COMMISSION,  
AND SCHOOL LAND BANK TRUSTEE,  
SALE, AND SUBSEQUENT ISSUANCE OF A PATENT  
TO THE DEPARTMENT OF PARKS AND RECREATION,  
ACTING BY AND THROUGH THE STATE PUBLIC WORKS BOARD,  
FOR 2640+ ACRES OF STATE SCHOOL LAND IN IMPERIAL COUNTY  
WITHIN THE OCOTILLO WELLS STATE VEHICULAR RECREATION**

**GRANTOR:**

California State Lands Commission  
100 Howe Avenue, Suite 100 South  
Sacramento, California 95825-8202

**GRANTEE:**

Mr. Gordon McDaniel  
Department of Parks and Recreation  
1416 Ninth Street, Room 943  
Sacramento, California 95814

**AREA, LAND TYPE, AND LOCATION:**

2640+ acres of State School land within the Ocotillo Wells State Vehicular  
Recreation Area, Purchase Price: \$800,000+, Imperial County.

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code sections: Division 6, Parts 1 and 2; Division 13;  
Division 7.7.
- B. California Code Regulations: Title 3, Division 3; Title 14, Division 6.

**OTHER PERTINENT INFORMATION:**

- 1. Pursuant to the Commission's delegation of authority and the State CEQA  
Guidelines (Title 14, California Code of Regulations, section 15061), the

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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, Public Resources Code section 8700 et seq:

2. The Department of Parks and Recreation (DPR) is in the process of acquiring 28,300 acres of desert land in western Imperial County as an addition to Ocotillo Wells State Vehicular Recreational Area (OWSVRA). The land is divided into a number of ownerships, including the federal Bureau of Land Management, State school lands under the jurisdiction of the California State Lands Commission (CSLC), and several private landholders. The property is vacant and undeveloped and its historical use has been for off-highway vehicle recreation.
3. On August 12, 1991, the CSLC approved the sale of 4,331± acres of State School land to DPR for an addition to the OWSVRA. The consideration of \$596,606 was deposited in the School Land Bank Fund. Pursuant to concerns of The Desert Protection Council, Inc., Anza-Borrego Foundation, and the Anza-Borrego Desert Natural History Association, the CSLC retained an additional 160 acres from the sale. The collective concern of these organizations was the ability of the OWSVRA division to manage and protect the fragile geomorphic resources found on this property.
4. On April 16, 1996, CSLC staff received a request from DPR to purchase the 160-acre parcel. Staff had also received letters from the concerned organizations withdrawing their objections to the sale and supporting the transfer of the land to DPR for addition to the OWSVRA. Further discussions between DPR and CSLC resulted in a agreement of a negotiated price of \$18,000 for the 160-acre parcel. This request was approved by the CSLC on May 9, 1996.
5. CSLC has been advised that DPR currently has a 1998 FY appropriation available for the purchase of the subject lands to be included within the OWSVRA. The consideration of \$800,000±, current market value, 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.

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6. A patent will be issued for the sale parcels to the State of California, Department of Parks and Recreation, acting by and through the State Public Works Board, subject to applicable statutory and constitutional reservations, including but not limited to, all minerals, rights of entry, and the right of the public to fish upon.
7. Staff has filed a General Plan for this activity with the Legislature pursuant to Public Resources Code section 6373.

**EXHIBITS:**

- A. Land Description
- B. Location Map
- C. General Plan

**PERMIT STREAMLINING ACT DEADLINE:**

N/A

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 8710, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, PUBLIC RESOURCES CODE SECTIONS 8700, ET SEQ.
2. FIND THAT A GENERAL PLAN FOR THE USE OF THE LANDS WAS FILED WITH THE LEGISLATURE PURSUANT TO PUBLIC RESOURCES CODE SECTION 6373.
3. AUTHORIZE THE SALE AND SUBSEQUENT ISSUANCE OF A PATENT TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, ACTING BY AND THROUGH THE STATE PUBLIC WORKS BOARD, FOR LANDS AS DESCRIBED IN EXHIBIT "A" SUBJECT TO ALL APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS TO THE STATE.
4. AUTHORIZE THE DEPOSIT OF ALL SALE REVENUE INTO THE SCHOOL LAND BANK FUND.

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EXHIBIT "A"

March 31, 1999  
SA 5750

LAND DESCRIPTION

Five Parcels of land located in Imperial County, California, more particularly described as follows:

All of Sections 28, 30, 32, and 34 in Township 10 South, Range 9 East San Bernardino Meridian and that portion of Section 10 Township 11 South, Range 10 East, San Bernardino Meridian lying southwesterly of the southwesterly Right of Way of State of California Highway Route 86, said portion more particularly described as follows:

COMMENCING at centerline station 525+57.22 EC on State of California Highway Route 86 in Imperial County, California as shown on State of California Department of Transportation, District 11 Right of Way Map No. 73602.12 dated January 1986; thence South 49°32'21" West, at right angles to said centerline, 168.00 feet to the Southwesterly Right of Way of said Route 86; thence North 40°27'39" West, 1150.77 feet along said Right of Way to the westerly line of Section 10, Township 11 South, Range 10 East, San Bernardino Meridian and the TRUE POINT OF BEGINNING of the herein described lands; thence South 01°20'58" East, 3276.48 feet to the southwest corner of said Section 10; thence South 89°25'30" East, 1883.19 feet to the said northwesterly right of way of said Route 86 as shown on said Department of Transportation, District 11 Right of Way Map No. 73602.11; thence along said right of way the following three (3) courses (1) North 20°27'33" West, 1037.69 feet to the beginning of a tangent curve concave to the southwest with radius of 4832 feet, thence northwesterly along said curve 1686.83 feet through a central angle of 20°00'06"; thence tangent to said curve North 40°27'39" West, 1150.77 feet to the point of beginning.

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The basis of bearings in the description of the portion of Section 10 Township 11 South, Range 10 East, MDM is the California Coordinate System, Zone VI, NAD1927, as shown on State of California Department of Transportation, District 11 Right of Way Map Nos. 73602.11 and 73602.12 Distances shown are grid. To convert to ground distances, multiply the grid distance by 1.000043.

END OF DESCRIPTION



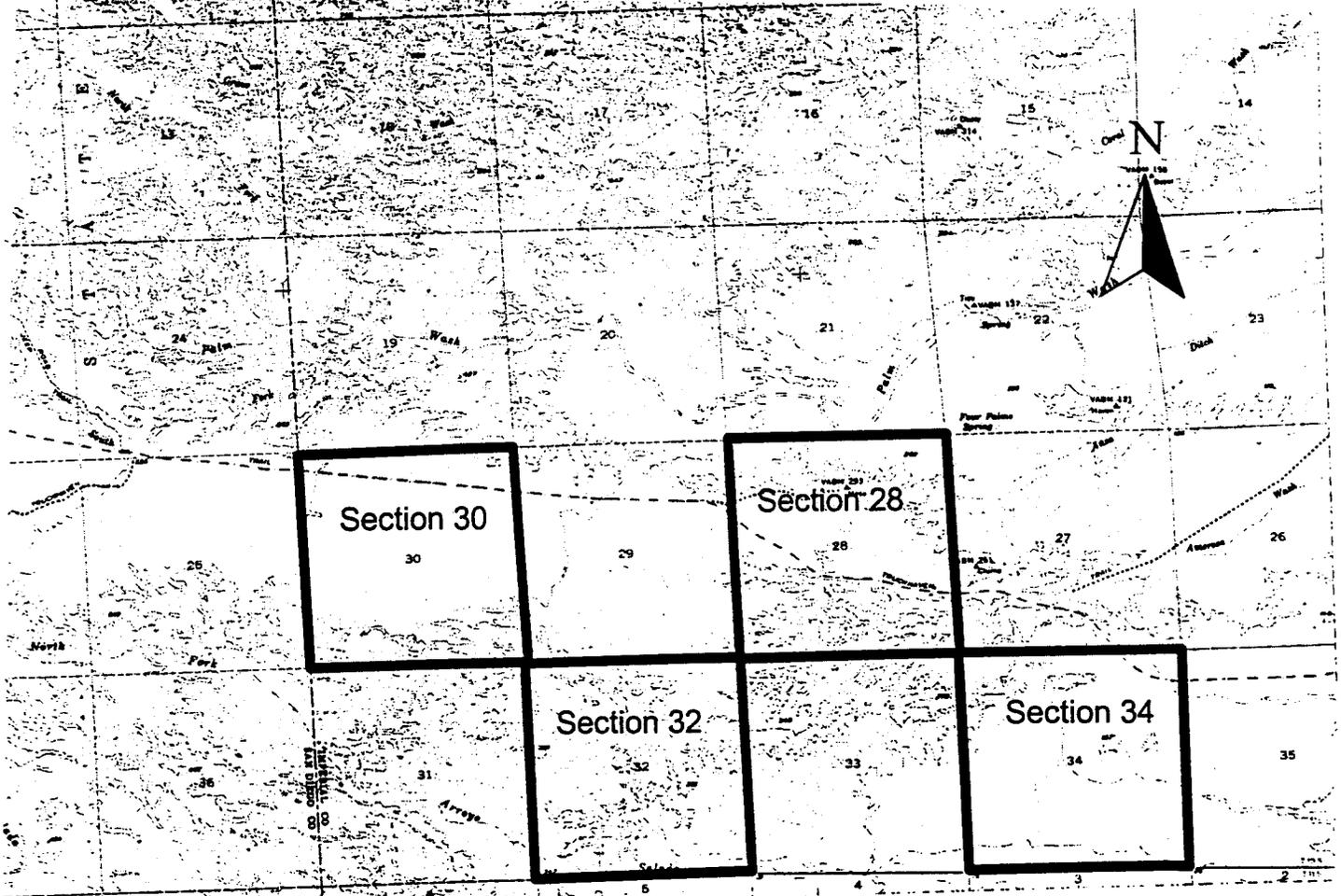
*Robert Ernest Lea*

*[Handwritten signature]*

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MINUTE PAGE	<b>005414</b>

**NO SCALE**

**SITE MAP**



**TOWNSHIP 10 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN**

**NO SCALE**

**LOCATION MAP**

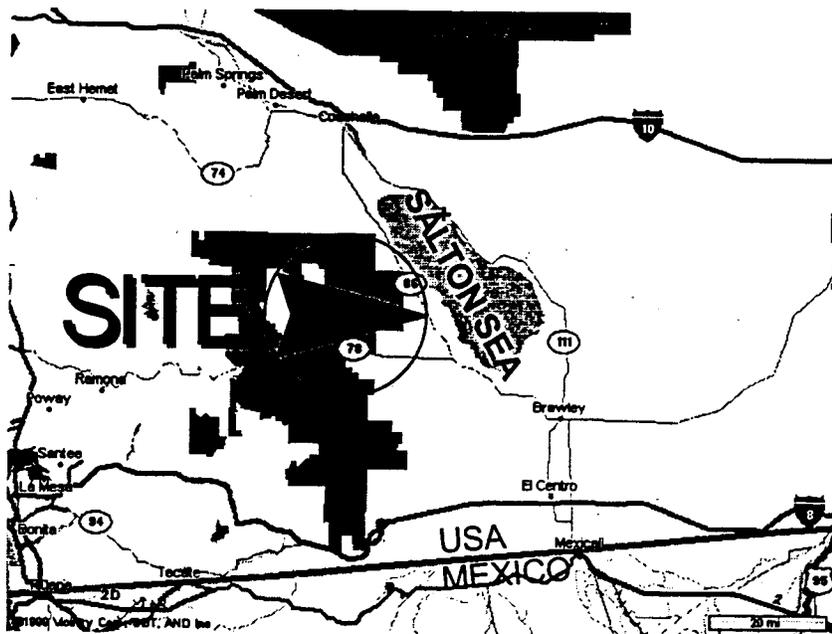
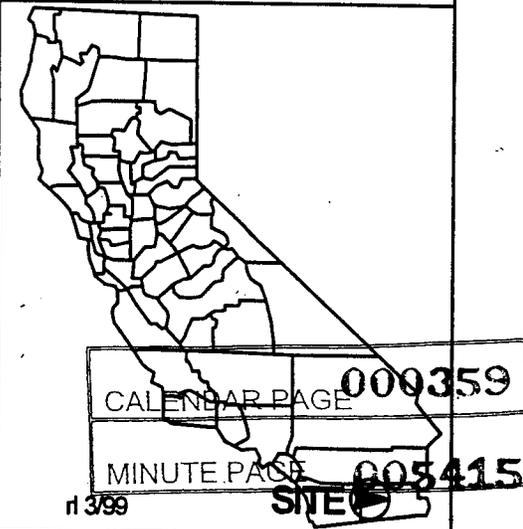
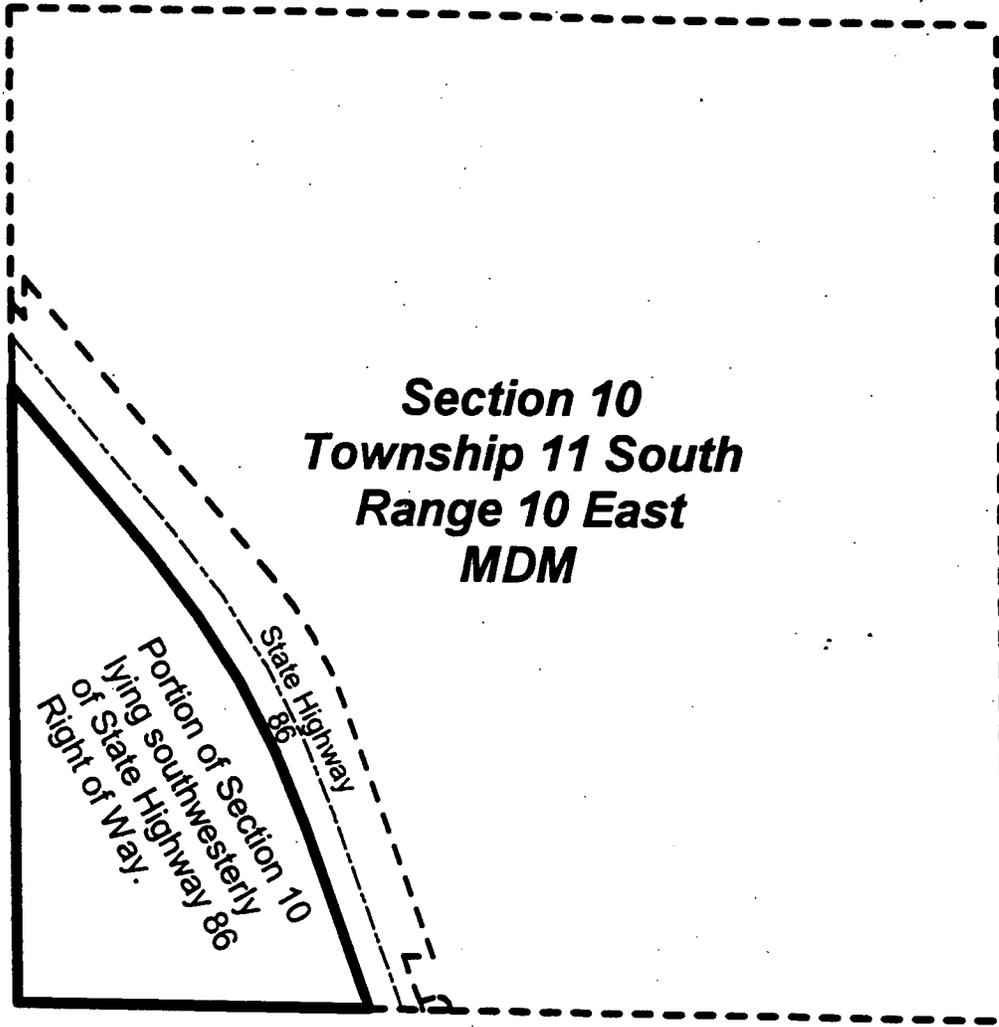


Exhibit B  
 SA 5750  
 APN 17-34-10  
 APN 7-11-30,28,32,34  
 Secs 28,30,32,34 T10 S, R9E, SBM  
 Por. Sec 10, T10S, R10E, SBM  
 IMPERIAL COUNTY  
 Sheet 1 of 2



NO SCALE

SITE MAP



NO SCALE

LOCATION MAP

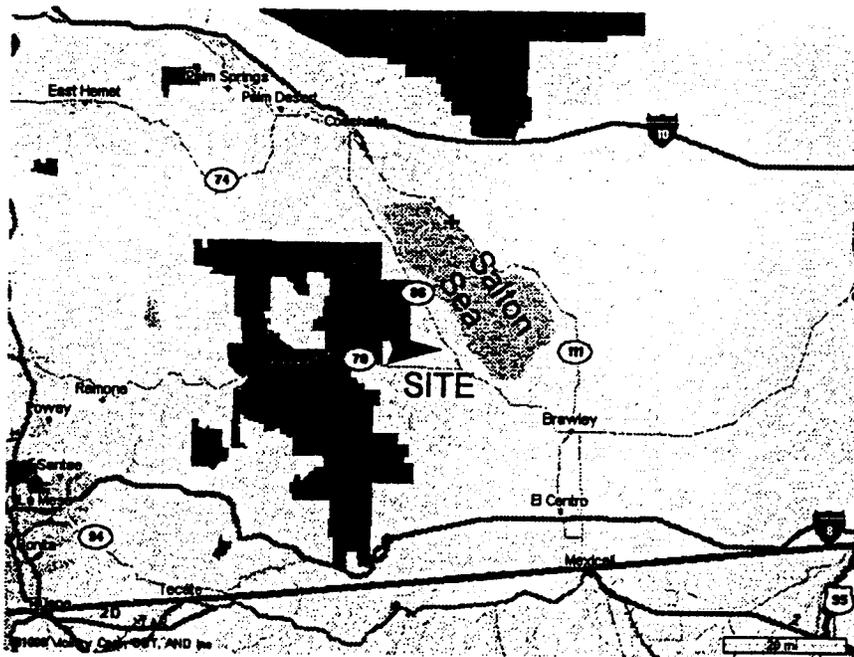


Exhibit B  
SA5750  
APN 017-340-11  
APN 007-110-11,13,15,17  
Secs. 28,30,32,34 T10 S, R9E SBM  
Por. Sec. 10 T11S, R10E, SBM  
IMPERIAL COUNTY  
Sheet 2 of 2

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SITE	5

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## EXHIBIT C

SA 5750

### GENERAL PLAN

**The California State Lands Commission (CSLC) proposes to sell 2,640+ acres of State school land to the Department of Parks and Recreation (DPR).**

**The DPR is acquiring approximately 28,300 acres of desert land in western Imperial County as an addition to Ocotillo Wells State Vehicular Recreation Area (OWSVRA). The land is divided into a number of ownerships, including the Bureau of Land Management, the CSLC and several large and small private landholders. The property is vacant and undeveloped and its historical use has been off-highway vehicle recreation. The addition of these lands to the OWSVRA will increase State-managed recreational opportunity, provide trail connections, trail development, potential camping opportunities and provide for interpretive programs.**

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