

MINUTE ITEM

This Calendar Item No. C33 was approved as Minute Item No. 33 by the California State Lands Commission by a vote of 3 to 0 at its 12-3-99 meeting.

**CALENDAR ITEM
C33**

A 34
S 17

AD 371

12/03/99
W 25590
H. Anderson
P. Pelkofer
D. Reese

**AUTHORIZE THE PURCHASE, WITH SCHOOL LAND BANK FUNDS,
OF AN 1+ ACRE PARCEL OF LAND LOCATED IN BARSTOW,
SAN BERNARDINO COUNTY**

PARTY:

California State Lands Commission,
As Trustee Of The School Land Bank Fund

BACKGROUND:

Pursuant to the School Land Bank Act, the Legislature directed the California State Lands Commission (CSLC), as Trustee of the School Lands Bank Fund, to plan and implement all transactions, including land acquisitions, which will facilitate the management of School Lands interests for revenue generating purposes.

The California Department of Transportation (Caltrans) has declared as surplus, and is selling, a small parcel of land adjacent to a School Lands parcel in Barstow, California. The Caltrans parcel is a vacant, one-acre triangular-shaped parcel bordered by "L" Street, Interstate 15 and a 30+ acre parcel of School Lands located in the city of Barstow. Interstate 15 is a heavily traveled regional north/south oriented freeway which provides regional access between the San Bernardino/Los Angeles/San Diego areas to the south and Las Vegas, Nevada/Utah areas to the north. This stretch of freeway carries an estimated 10,000,000 vehicles and an estimated 30,000,000 passengers yearly, all of which pass by the intersection of L Street and Interstate 15 where the subject and School Land parcels are located.

Staff believes that it would be in the best interest of the State to acquire the Caltrans parcel because it will add significant value and utility to the adjacent School Lands parcel. Factors which increase the value and utility of the School Lands parcel, include: an increase in prime development area; ownership which will preclude development by others that may interfere with the optimal development of the School Lands parcel; the addition of plottage value to the School Lands parcel; an increase of significant desirable frontage; and the achievement of optimal shape to the School Lands parcel

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for development purposes. Staff is requesting authorization to proceed with the acquisition of the Caltrans surplus parcel pending satisfactory review by staff of a fair market value appraisal, title documents, and other actions deemed appropriate as part of due diligence before seeking final approval of the Commission to go forward with the purchase.

OTHER PERTINENT INFORMATION:

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that his 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 sections 8700, et seq

Authority: Public Resources Code section 8710.

EXHIBITS:

- A. Land Bank Acquisition Parcel
- B. Site Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

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 LANDS BANK ACT, PUBLIC RESOURCES CODE SECTIONS 8700, ET SEQ.

AUTHORIZATION:

AUTHORIZE STAFF TO PROCEED WITH THE ACQUISITION OF THE CALTRANS SURPLUS LAND PARCEL DEPICTED ON EXHIBIT A ATTACHED HERETO; PENDING SATISFACTORY REVIEW BY STAFF OF A FAIR MARKET VALUE APPRAISAL, TITLE DOCUMENTS, AND OTHER ACTIONS DEEMED APPROPRIATE AS PART OF DUE DILIGENCE BEFORE SEEKING FINAL APPROVAL OF THE COMMISSION TO GO FORWARD WITH THE PURCHASE.

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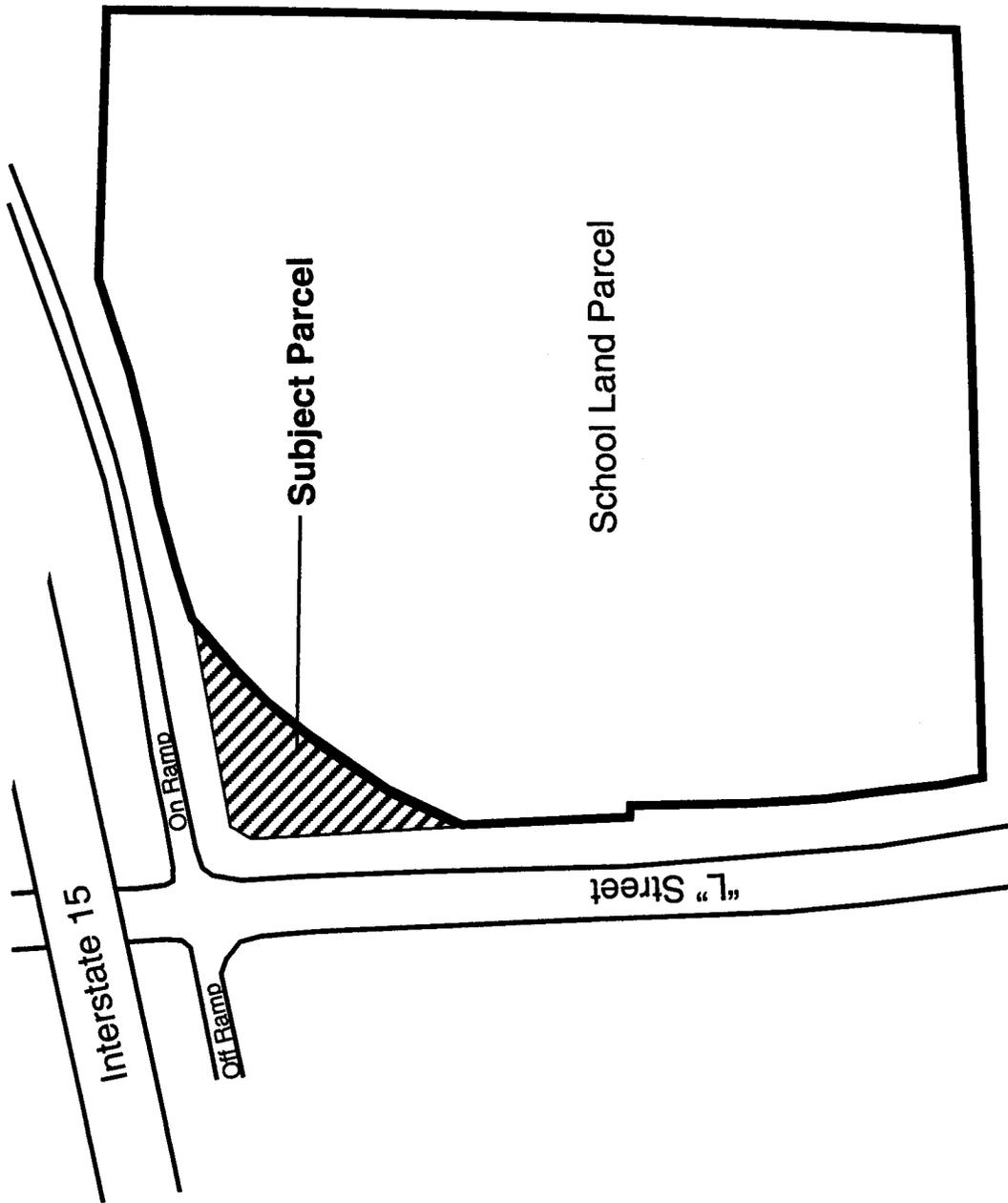
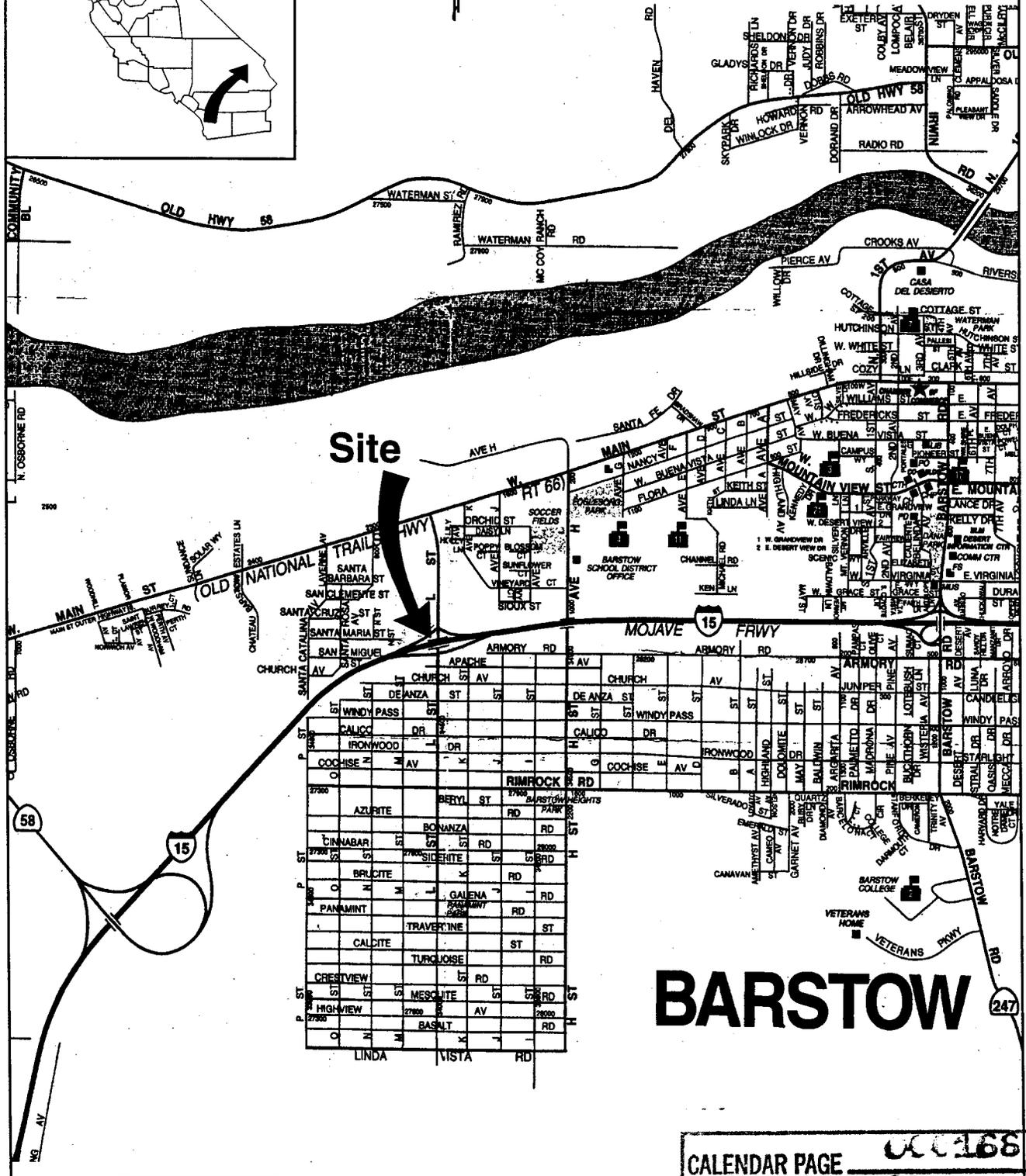


EXHIBIT "A"
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An inset map in the top right corner shows a grid of land parcels. A thick black arrow points from the center of the map towards the top right corner, indicating the specific location of the subject parcel within the larger regional context.

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