

**MINUTE ITEM**

This Calendar Item No. C89 was approved as Minute Item No. 89 by the California State Lands Commission by a vote of 3 to 0 at its 4-24-01 meeting.

**CALENDAR ITEM  
C89**

A 34

04/24/01

Bid Log 2000-04

S 17

W 25758

B. Crandall, D. Brown, A. Cueva

**REQUEST DELEGATION OF AUTHORITY FOR EXECUTIVE OFFICER  
TO SOLICIT BIDS, AWARD AND EXECUTE AGREEMENT  
FOR CONSULTANT SERVICES FOR BARSTOW PROPERTY DEVELOPMENT**

**PARTY:**

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

**BACKGROUND:**

The California State Lands Commission (CSLC) holds title to approximately 33.86 acres of School Lands (Property) at the northwesterly corner of the Interstate Highway 15 and L Street interchange in Barstow, California. The Property is currently zoned for residential use, however, the City of Barstow has indicated a willingness to consider implementing the rezoning and general plan amendments necessary for development of at least a portion of the Property to highway serving commercial uses. The Interstate Highway 15 corridor carries a high volume of both personal and commercial vehicle traffic between Southern California and the Nevada border. The Interstate Highway 15 and L Street interchange is one of three interchanges within the Barstow City limits designated in the general plan as a freeway interchange for super trucks and L Street northerly of the interchange has been designed to accommodate truck traffic. The City of Barstow has previously indicated uses of the Property that would be "encouraged" include cafes, restaurants, furniture and/or home furnishing stores, home improvement/hardware stores, supermarket, hotel, automobile service station (near L Street/I-15 intersection), automobile sales dealerships (new cars), commercial recreational enterprises (e.g. miniature golf, ice/roller skating rinks), and multi tenant retail space.

**PROPOSED ACTIVITY:**

CALENDAR PAGE	<b>000594</b>
MINUTE PAGE	<b>0001134</b>

CALENDAR ITEM NO. C89 (CONT'D)

The CSLC is considering a ground lease offering of the Property to one or more developers and is interested in seeking proposals that adequately address environmental, economic, and other factors that demonstrate the viability of any proposed development. The overall approach to leasing the site will reflect the desire of the CSLC to maximize revenues to the State Teachers Retirement System while at the same time providing responsible stewardship of the land. The CSLC is seeking a consultant to assist staff in locating and selecting the most qualified lessee(s)/developer(s), and to provide advice throughout lease negotiations until a final agreement is achieved.

The bids shall be conducted consistent with procedures as specified in the State Administrative Manual and Public Contract Code. All bid proposals and evaluation sheets will be available for public inspection at the Commission's Sacramento office in accordance with Public Contract Code requirements.

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code Section 6106 (Delegation to execute written instruments)
- B. Public Contract Code Section 10335 et. seq. (Contracts for Services)
- C. Public Contract Code Section 10355 et. seq. (Consulting Services)
- D. State Contracts Manual Section 1200 (Contracts)

**IT IS RECOMMENDED THAT THE COMMISSION:**

- 1. FIND THAT THESE ACTIVITIES ARE EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO 14 CAL CODE REGS. 15061 BECAUSE THESE ACTIVITIES ARE NOT PROJECTS AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL CODE REGS. 15378.
- 2. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE TO SOLICIT BIDS, AWARD AND EXECUTE CONTRACT IN ACCORDANCE WITH STATE POLICIES AND PROCEDURES IN AMOUNT NOT TO EXCEED \$40,000.