

MINUTE ITEM

This Calendar Item No. C13 was approved as Minute Item No. 13 by the California State Lands Commission by a vote of 3 to 0 at its 9-17-01 meeting.

**CALENDAR ITEM
C13**

A 3
S 1

09/17/01
SA 5749
B. Crandall
J. Frey

**AUTHORIZE, AS SCHOOL LAND TRUSTEE, THE SALE AND SUBSEQUENT
ISSUANCE OF A PATENT TO THE WEST PATTON VILLAGE COMMUNITY
SERVICES DISTRICT FOR 640 ACRES MORE OR LESS OF STATE SCHOOL LAND
IN LASSEN COUNTY**

PURCHASER:

West Patton Village Community Services District
c/o Ms. Vivian Peterson
Secretary/Manager
P. O. Box 960
Herlong, CA 96113-0960

AREA, LAND TYPE, AND LOCATION:

640 acres, more or less, of State School Land near the townsite of Herlong,
Lassen County.

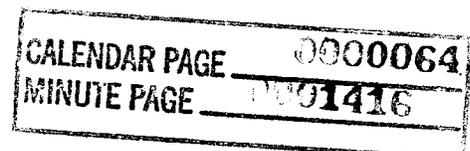
STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code Division 6, Parts 1 and 2; Division 7.7; Division 13.
- B. California Code of 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 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.



CALENDAR ITEM NO. C13 (CONT'D)

2. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. However, the Commission has declared that all lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code sections 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by Title 2, California Code of Regulations, Section 2954 is not applicable.
3. As a result of the Base Realignment and Closure Act of 1995, the Sierra Army Depot is downsizing operations and will no longer provide sanitary sewer or potable water services to several community areas proximate to the Depot. Although the Depot's water and sewer systems will be transferred to the new provider of utility services for the area, the sewage treatment ponds are not being offered for other than temporary use due to environmental constraints. West Patton Village Community Services District (WPVCSD) is proposing to purchase the State's land, upon which replacement sewage treatment lagoons are planned for development on a portion of the property. Uses being considered for the remainder of the property include wind machines for power generation, a cemetery, and a regional landfill facility.
4. The purchase price of \$75,000 is within the range of fair market value for the subject property, supported by a Complete Appraisal, Summary Report prepared by Staff. In addition to the \$75,000 purchase price, patent fees and other costs will also be paid by WPVCSD.
5. The consideration of \$75,000 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 California 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.
6. The proposed sale to WPVCSD is an all cash transaction at a price of \$75,000.
7. Staff has filed a General Plan for this activity with the Legislature pursuant to the Public Resources Code section 6373.

CALENDAR ITEM NO. C13 (CONT'D)

EXHIBITS:

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

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

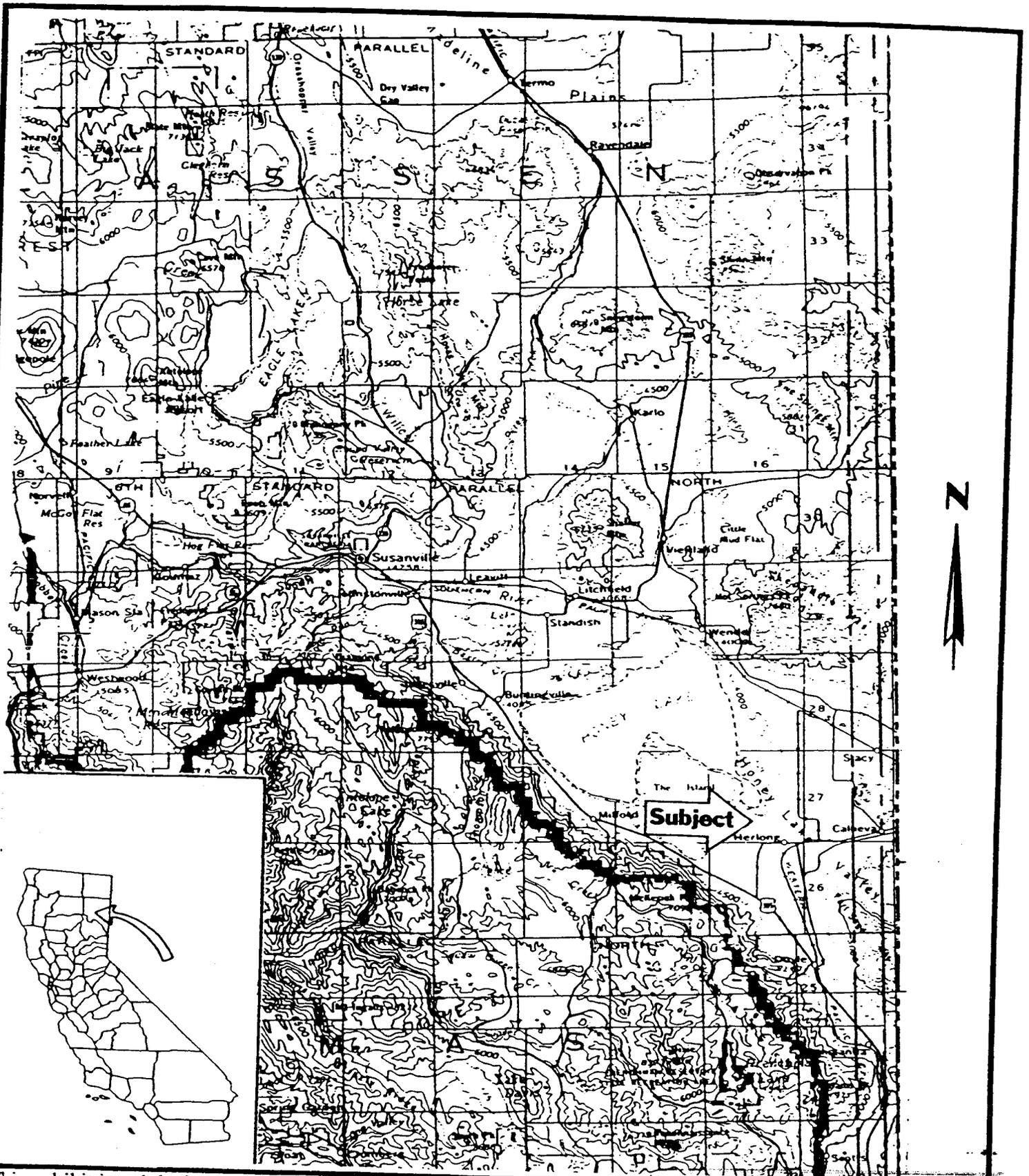
1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 8710, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, PUBLIC RESOURCES CODE SECTIONS 8700 ET SEQ.
2. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS FILED WITH THE LEGISLATURE PURSUANT TO PUBLIC RESOURCES CODE SECTION 6373.
3. AUTHORIZE THE EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE THAT CERTAIN DOCUMENT ENTITLED "OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE", IN SUBSTANTIALLY THE SAME FORM AS ON FILE WITH THE COMMISSION, AND ANY OTHER DOCUMENT NECESSARY TO COMPLETE THIS TRANSACTION.
4. AUTHORIZE ISSUANCE OF A PATENT TO THE WEST PATTON VILLAGE COMMUNITY SERVICES DISTRICT, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.
5. AUTHORIZE THE DEPOSIT OF \$75,000 INTO THE SCHOOL LAND BANK FUND.

EXHIBIT A
LAND DESCRIPTION

The parcel of State School Land in Lassen County, State of California, more particularly described as follows:

Section 28, T. 27 N., R. 16 E., MDB&M

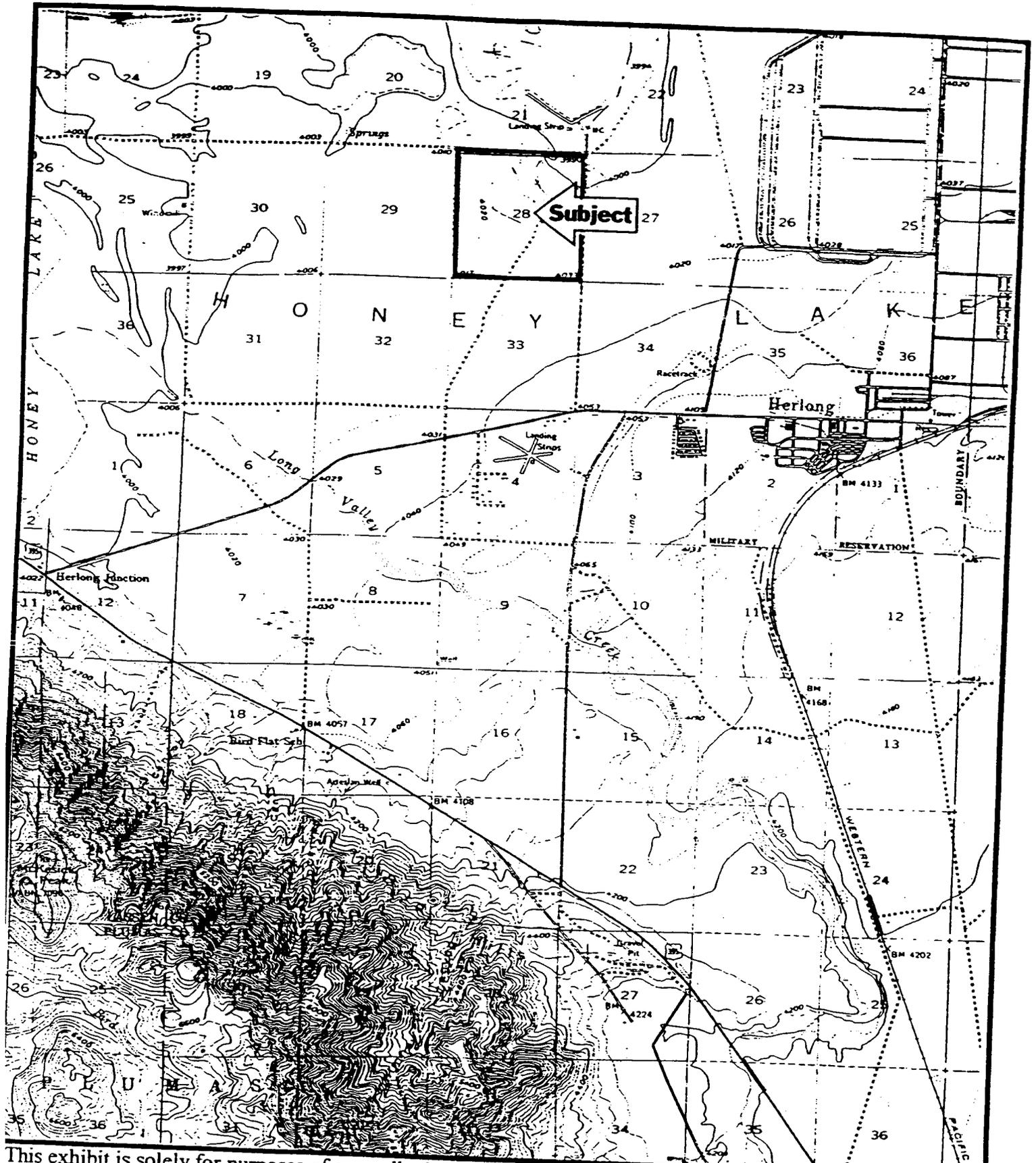
CALENDAR PAGE	0000067
MINUTE PAGE	0001470



This exhibit is solely for purposes of generally defining the area to be sold, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or other property.

EXHIBIT B-10 Locality Map
MINUTE PAGE 5749 01420

May 10, 2001



This exhibit is solely for purposes of generally defining the area to be sold, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or other property.

Exhibit C - Site Map
 CALENDAR SA 5749 001421
 MINUTE PM May 10, 2001

EXHIBIT D

GENERAL PLAN

PROPOSED TRANSACTION

The West Patton Village Community Services District proposes to purchase 640 acres, more or less, of State School Land in Lassen County for development of sewage treatment lagoons on a portion of the property. The lagoons will replace currently used sewage treatment ponds on the Sierra Army Depot that will no longer be available.

PROPERTY LOCATION/INFORMATION

The subject parcel of State School Land is identified as Section 28, T. 27 N., R. 16 E., MDB&M. The parcel is located approximately 40 miles southeasterly of the City of Susanville in the Honey Lake Valley area of Lassen County. The parcel is near the townsite of Herlong and adjacent to the Sierra Army Depot. The parcel is a square mile in size with a gently sloping topography. The parcel, which is accessible via a County maintained unpaved road along the westerly boundary of the Sierra Army Depot, is located approximately one mile northerly of a paved road. There is an unpaved road around the perimeter of the parcel and several unpaved roads through the parcel.

LAND USE

The subject parcel is vacant land zoned A-1 (general agricultural district) with a general plan designation of Extensive Agriculture. Designated land uses surrounding the subject parcel consist of A-1 zoned parcels to the west and north and A-2 (agriculture-residential) zoned parcels to the south. The Sierra Army Depot borders the parcel to the east. The agriculture-residential area to the south of the subject parcel consists of smaller subdivided lots and larger ranchette parcels generally ranging from 10 to 20 acres. Surrounding uses are consistent with zoning and include mostly undeveloped land and scattered rural residential dwellings.

PROPOSED USE

As a result of the Base Realignment and Closure Act of 1995, the Sierra Army Depot is downsizing operations and will no longer provide sanitary sewer or potable water services to several community areas proximate to the Depot. Although the Depot's water and sewer systems will be transferred to the new provider of utility services for the area, the sewage treatment ponds are not being offered for other than temporary use due to environmental constraints. The West Patton Village Community Services District is proposing to purchase the State's land, upon which replacement sewage treatment lagoons are planned for development on a portion of the property. A letter in file from the County of Lassen Department of Community Development dated April 22, 1999 states, "This letter shall serve as a report, pursuant to the provisions of California Government Code, Section 65402, by the local planning agency that acquisition of the subject land, by the West Patton Village CSD for sewage disposal purposes, would be in conformity with the Lassen County, California General Plan: 1990." Uses being considered for the remainder of the property include wind machines for power generation, a cemetery, and a regional landfill facility.

CALENDAR PAGE 0000070
MINUTE PAGE 101422