

MINUTE ITEM

This Calendar Item No. C04 was approved as
Minute Item No. 04 by the California State Lands
Commission by a vote of 3 to 0 at its
1-30-02 meeting.

CALENDAR ITEM

C04

A 65

01/30/02

S 31

SA 5756

B. Crandall

J. Frey

**CONSIDER AUTHORIZATION, AS SCHOOL LAND TRUSTEE, OF THE SALE OF
SCHOOL LANDS LOCATED AT LARREA ROAD, WHICH INTERSECTS STATE
HIGHWAY 247 APPROXIMATELY MIDWAY BETWEEN LUCERNE VALLEY AND
YUCCA VALLEY, FOR ROAD IMPROVEMENT PURPOSES, AND ISSUANCE OF A
PATENT TO THE COUNTY OF SAN BERNARDINO**

PURCHASER:

County of San Bernardino
c/o A. Louis Schnepf, Right of Way Manager
Real Estate Services Division
825 E. Third Street
San Bernardino, CA 92415-0835

AREA, LAND TYPE, AND LOCATION:

1.27 acres, more or less, of State school land in the Johnson Valley, easterly of
Victorville, San Bernardino 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. The County of San Bernardino is proposing to purchase the State's land for a road improvement project. A portion of Larrea Road, an existing dirt road off of State Highway 247 providing access to scattered homes, a community center, and fire station, is to be paved. The project is one of two that competed successfully for Congestion Mitigation and Air Quality funds from the San Bernardino Area Governments Board. On a regional basis, paving Larrea Road will significantly decrease the incidence of airborne dust caused by travel on the existing dirt road, and therefore contribute to the attainment of maintenance of air quality standards within the Mohave Desert Air Basin.

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CALENDAR ITEM NO. C04 (CONT'D)

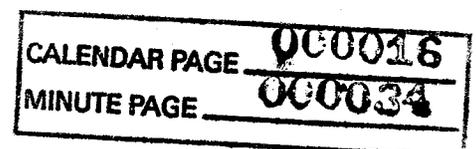
2. The purchase price of \$900 is within the range of fair market value for the subject property, supported by a staff review of available sales data. In addition to the purchase price, the County of San Bernardino will also pay patent fee and other costs.
3. The consideration of \$900 will be deposited 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.
4. The proposed sale to the County of San Bernardino is to be an all cash transaction at a price of \$900.
5. Staff has filed a General Plan for this activity with the Legislature pursuant to the Public Resources Code section 6373.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, Sections 15061(b)(1) and 15282), the staff has determined that this activity is statutorily 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.

7. 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.

EXHIBITS:

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



CALENDAR ITEM NO. C04 (CONT'D)

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, SECTIONS 15061(b)(1) AND 15282 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 THE DEPOSIT OF \$900 INTO THE SCHOOL LAND BANK FUND.
5. AUTHORIZE ISSUANCE OF A PATENT TO THE COUNTY OF SAN BERNARDINO, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

SA 5756

LAND DESCRIPTION

That certain state-owned school land in the County of San Bernardino, State of California, being a portion of the northwest quarter of the northwest quarter of Section 10, Township 3 North, Range 4 East, San Bernardino Meridian, described as follows:

BEGINNING at the northwest corner of said section;
thence along the west line of said section South 00°17'06" West 1327.02 feet to the southwest corner of said northwest quarter of the northwest quarter;
thence along the south line of said northwest quarter of the northwest quarter South 89°18'21" East 40.00 feet to a point 40.00 feet easterly, at right angles, from said west line;
thence parallel with said west line North 00°17'06" East 1239.79 feet, more or less, to the beginning of a tangent curve to the right, concave southeasterly, having a radius of 35.00 feet, the center of said curve being located 75.00 feet easterly, at right angles, from said west line and 87.00 feet southerly, at right angles, from the north line of said section;
thence along the arc of said curve through an angle of 90°23'33", more or less, to the point of tangency to a line lying parallel with and 52.00 feet southerly, at right angles, from said north line;
thence on a radial line North 00°40'39" East 52.00 feet to said north line;
thence along said north line North 89°19'21" West 75.60 feet to the point of beginning.

END OF DESCRIPTION

Prepared Jan.15, 2002 by the Boundary Unit of the California State Lands Commission

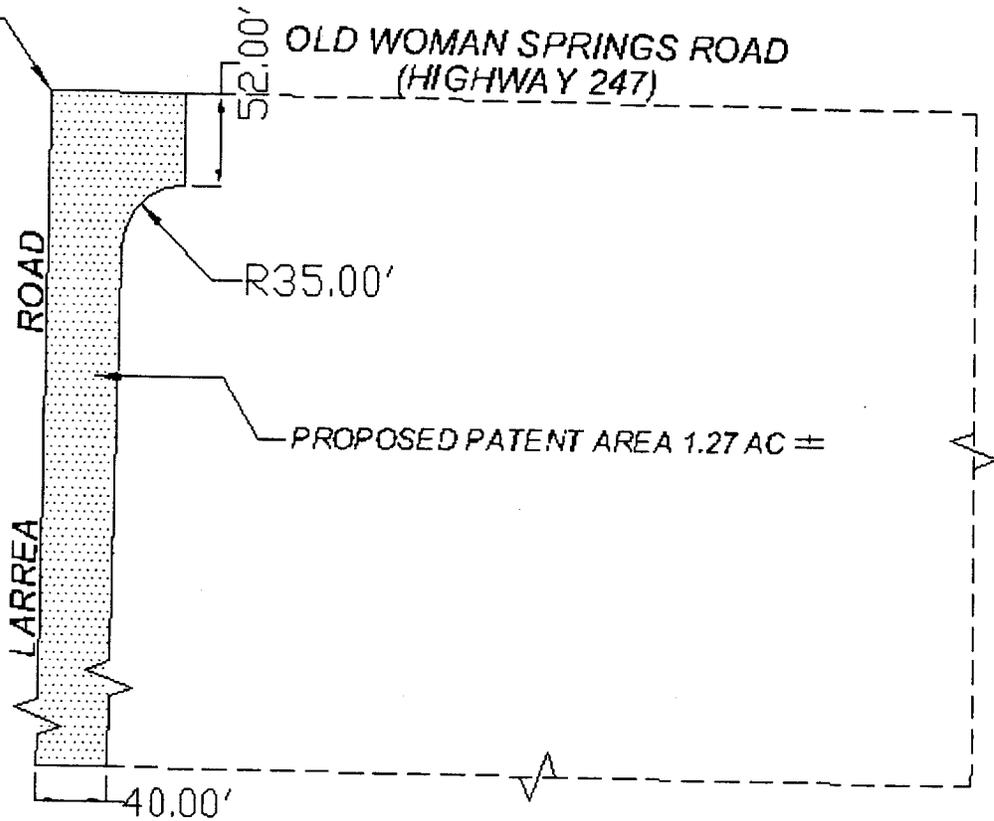


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NO SCALE

SITE MAP

NW CORNER,
SECTION 10



NW1/4, NW1/4, SEC10, T3N, R4E, SBM
APN 0454-571-06

NO SCALE

LOCATION MAP

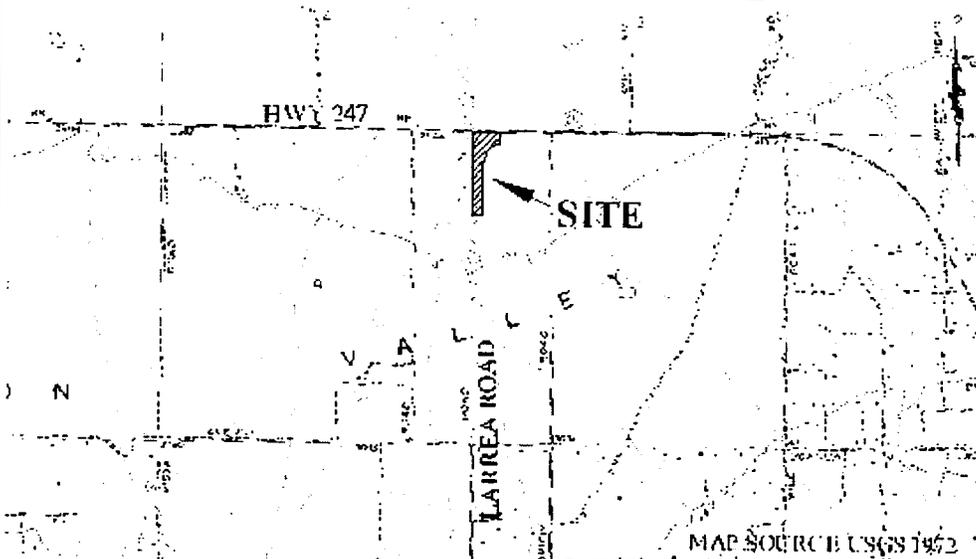


Exhibit B

SA 5756
PATENT TO COUNTY OF
SAN BERNARDINO
JOHNSON VALLEY AREA
SAN BERNARDINO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any state interest in the subject or any other property.

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EXHIBIT C

GENERAL PLAN

PROPOSED TRANSACTION

The County of San Bernardino proposes to purchase a 1.27 acre strip, more or less, of State School Land in San Bernardino County for road improvement purposes.

PROPERTY LOCATION/INFORMATION

The strip of property proposed for acquisition is along the westerly boundary of State School Land identified as NW 1/4 NW 1/4 Section 10, T. 3 N., R. 4 E., SBM. The property is located in the Johnson Valley area of San Bernardino County off of State Highway 247 at Larrea Road, approximately midway between Lucerne Valley and Yucca Valley.

LAND USE

The subject property is vacant land zoned R-L (desert living, residential). The area is characterized by sparse residential development and open desert, with private ownerships interspersed with federal and state owned properties. Uses surrounding the property appear to be consistent with zoning and include mostly undeveloped land and scattered rural residential dwellings. Uses immediately surrounding the property consist of a residence to the west across Larrea Road and vacant land to the north, south, and east. A community center and fire station are located slightly less than two miles southerly of the property.

PROPOSED USE

Larrea Road is currently dirt surfaced. The County of San Bernardino is proposing to acquire a strip of land along the westerly edge of the State owned property as part of a project to pave Larrea Road. The project is one of two that competed successfully for Congestion Mitigation and Air Quality funds from the San Bernardino Area Governments Board. On a regional basis, paving Larrea Road will significantly decrease the incidence of airborne dust caused by travel on the existing dirt road, and therefore contribute to the attainment of maintenance of air quality standards within the Mohave Desert Air Basin.