

MINUTE ITEM

This Calendar Item No. C15 was approved as Minute Item No. 15 by the California State Lands Commission by a vote of 3 to 0 at its 1-30-02 meeting.

**CALENDAR ITEM
C15**

A 3
S 1

01/30/02
SA 5757
J. Martin
J. Frey

**AUTHORIZE, AS SCHOOL LAND TRUSTEE, THE SALE AND SUBSEQUENT
ISSUANCE OF A PATENT TO THE STATE DEPARTMENT OF TRANSPORTATION
FOR 7.15 ACRES MORE OR LESS OF STATE SCHOOL LAND IN SAN
BERNARDINO COUNTY**

PURCHASER:

Department of Transportation, Southern Region
c/o Anthony Rizzi
Right of Way Agent
464 West 4th Street, 6th Floor
San Bernardino, CA 92401-1400

AREA, LAND TYPE, AND LOCATION:

7.15 acres, more or less, of state school Land along State Route 247, near
Lucerne Valley, 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. As a result of highway improvement project EA 444509 / 08-Sbd-247-16.9, The Department of Transportation (Caltrans) is proposing to purchase the State's land for road construction to realign and widen State Route 247 between Lafon Road and Santa Fe Road in San Bernardino County.
- 2. The purchase price of \$5,700 is within the range of fair market value for the subject property, supported by a staff review of the Caltrans Appraisal Summary Statement and other pertinent area sales data. In addition to the \$5,700 purchase price, patent fee and other costs will also be paid by Caltrans.

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3. The consideration of \$5,700 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 Caltrans is an all cash transaction at a price of \$5,700.
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. Project Description
- B. Site Map
- C. 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, SECTIONS 15061(b)(1) AND 15282 AS A

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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 \$5,700 INTO THE SCHOOL LAND BANK FUND.
5. AUTHORIZE ISSUANCE OF A PATENT TO THE DEPARTMENT OF TRANSPORTATION, 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

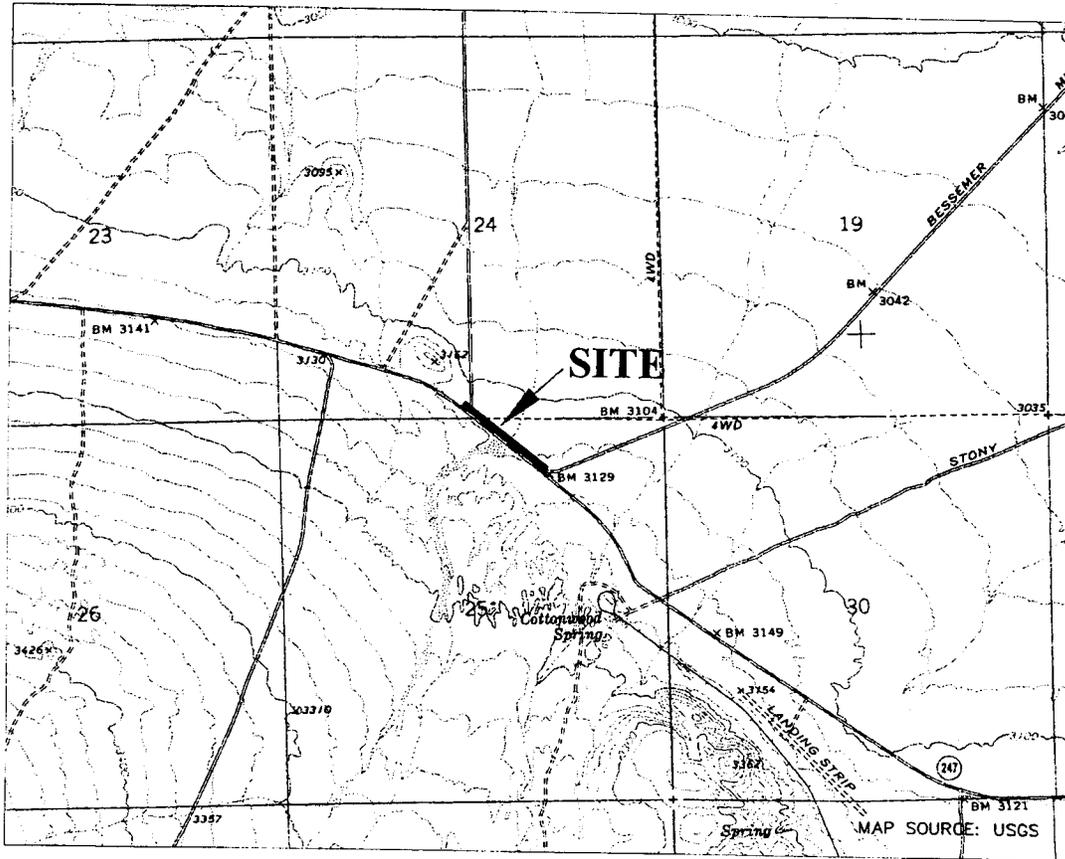
PROJECT DESCRIPTION

Four parcels of State school land as identified on Right of Way maps numbered 904053-2, 904053-3, and 904053-4, dated July 11, 2001, situated in Sections 24 and 25, Township 4 North, Range 2 East, SBM, in San Bernardino County, California, lying adjacent to State Route 247 and comprising a total of approximately 7.15 acres to be used for widening and realignment of State Route 247.

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NO SCALE

SITE MAP



NO SCALE

CALIFORNIA MAP



EXHIBIT B

SA 5757

California
Dept. of Transportation

State Route 247
Highway Improvement
Project

SAN BERNARDINO
COUNTY

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by 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 Department of Transportation (Caltrans) proposes to purchase four parcels totaling 7.15 acres, more or less, of State School Land in San Bernardino County for road construction to realign and widen State Route 247 between Lafon Road and Santa Fe Road.

PROPERTY LOCATION/INFORMATION

The subject parcels of State School Land are identified as a portion of Section 24 and Section 25, T. 4 N., R. 2 E., SB&M. The parcels are located approximately 12 miles east of the intersection of State Route 18 and State Route 247 in the Lucerne Valley area of San Bernardino County. The parcels include four slender strips of land along the shoulder of State Route 247.

CURRENT LAND USE

The subject parcels are vacant land zoned RC (rural conservation). Land uses allowed include rural residential with a minimum lot size of 40 acres. The area is characterized by sparse residential development and open desert, with private ownership interspersed with federal and state owned properties. Land uses surrounding the subject parcel appear to be consistent with zoning and include mostly undeveloped land.

PROPOSED USE

As a result of the highway improvement project being undertaken by Caltrans the State's land is being proposed for use in the widening and realignment of State Route 247.

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