



CALENDAR ITEM NO. C34 (CONT'D)

Request for Proposals (RFP) will set a minimum sales price for the subject property based on a staff-approved fair market appraisal. The proceeds from any sale will be deposited into the School Land Bank Fund.

The RFP also will require the winning bidder to install certain specified infrastructure improvements, (e.g., water, sewer, electrical and gas lines, street improvements), as well as pay all city fees associated with the improvements, and post a surety bond or similar financial security instrument guaranteeing the timely construction of the required infrastructure improvements. The specified infrastructure improvements will meet all of the city of Barstow's requirements for the full commercial development of the entire 33.5-acre property. Upon any sale of the 13.70-acre parcel and completion of the required infrastructure improvements, the CSLC will have approximately 19.79 acres of vacant land that will be suitable for immediate commercial ground leasing that will provide long-term regular income. Pursuant to Public Resources Code section 6217.5, the income provided by the ground leasing will be deposited into the State Treasury to the credit of the State Teachers' Retirement Fund. The RFP will reserve to the Commission the right to reject any and all bids for reasonable cause and does not commit the Commission to enter into a sale of the 13.70-acre parcel or any part of the 33.5-acre larger property. At a future meeting of the Commission after the conclusion of the RFP process, staff will seek separate authorization from the Commission for the sale of the 13.70-acre parcel to the winning bidder.

**OTHER PERTINENT INFORMATION:**

1. As to the issuance of the RFP, pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15060(c)(3) and 15378.

**STATUTORY AND OTHER REFERENCES:**

- A. Public Resources Code Section 6106 (Delegation to execute written instruments)
- B. Title 2, California Code of Regulations, Section 2030, et seq.

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**EXHIBIT:**

A. Location Map

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. FIND, AS TO THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP), THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.
  
2. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE, IN ACCORDANCE WITH STATE POLICIES AND PROCEDURES, TO ISSUE A REQUEST FOR PROPOSALS TO SOLICIT BIDS FOR THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS FOR 33.5 ACRES OF STATE SCHOOL LANDS AND THE SALE OF APPROXIMATELY 13.70 ACRES OF STATE SCHOOL LANDS LOCATED AT THE INTERSECTION OF INTERSTATE 15 AND L STREET, CITY OF BARSTOW, SAN BERNARDINO COUNTY.

NO SCALE

**SITE**

NOTE:  
Parcels shown hereon  
are proposed.

PARCEL 3  
±13.07 AC

PARCEL 1  
± 13.70 AC

PARCEL 2  
± 6.72 AC

PROPOSED  
SALE PARCEL →

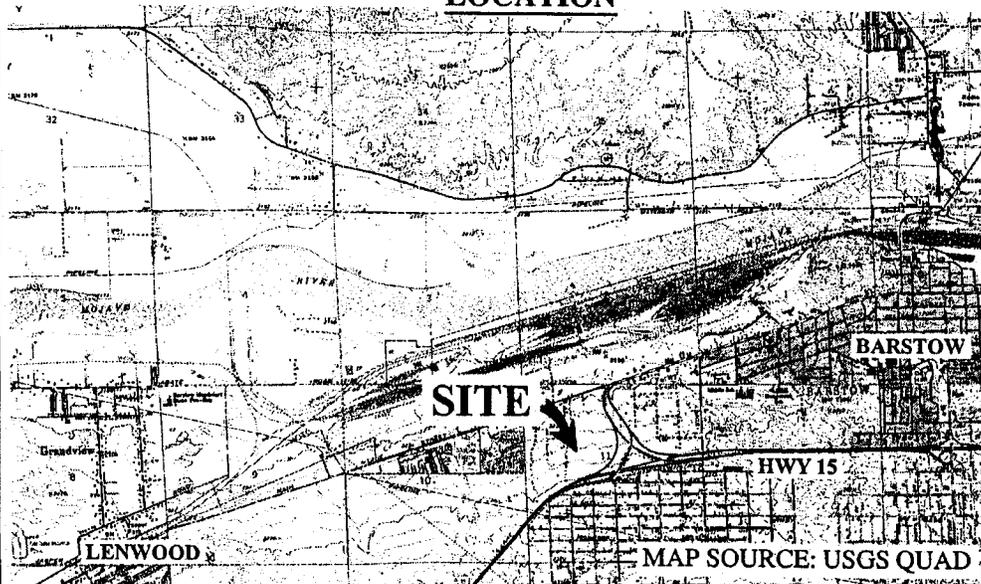
L' STREET

INTERSTATE 15

PORTION OF S ½ NW ¼ OF SECTION 11 T9N R2W, SBBM, BARSTOW

NO SCALE

**LOCATION**



**Exhibit A**  
SA 5760  
STATE SCHOOL LANDS  
REQUEST FOR PROPOSALS  
FOR PROPOSED SALE  
CITY OF BARSTOW  
SAN BERNARDINO CO.



This Exhibit is solely for the purpose of generally defining the proposed new parcel boundaries 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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MJJ 10/04