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5/31/83

CALENDAR ITEM

17

5/31/83
W 21423
SA 5650
Shimer

SALE OF 22.8 ACRES OF STATE SCHOOL LAND
IN SAN BERNARDINO COUNTY TO
CHARLES E. SLUSHER

In May 1980, the Commission authorized offering a parcel of State school land in San Bernardino County for sale. The property is a portion of a 40-acre parcel that was acquired in 1938 through a land exchange with the Bureau of Land Management. It was acquired in order to locate an agricultural inspection station at the intersection of Highway 95 and 62 at Vidal Junction. Presently only 0.65 acres are leased by the Department of Food and Agriculture for the inspection station. In 1949 an unleased portion of the property was sold into private ownership. The property being offered for sale at this time is the 22.8-acre remainder of the parcel not under lease or occupied by Highways 95 and 62. The parcel is level desert land, not suitable for cultivation. The current fair market value determined by staff appraisal in March 1983 was \$12,000. Sealed bids were solicited by newspaper advertising and two bids were received at the bid opening on April 26.

The high bid was from Charles E. Slusher in the amount of \$25,250 or twice the appraised value. A ten percent deposit in the amount of \$2,525 accompanied the bid, leaving \$22,725 yet to be paid.

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S 16

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CALENDAR ITEM NO. 17 (CONTD)

AB 884: N/A.

- EXHIBITS:
- A. Legal Description.
 - B. Site Map.
 - C. Negative Declaration.
 - D. General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE COMMISSION AFTER CONSULTATION WITH RESPONSIBLE AND TRUSTEE AGENCIES.
2. CERTIFY THE NEGATIVE DECLARATION NO. 331 HAS BEEN COMPLETED IN ACCORDANCE WITH CEQA, THE STATE EIR GUIDELINES AND THE COMMISSION'S ADMINISTRATIVE REGULATIONS, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN TOGETHER WITH COMMENTS RECEIVED DURING THE REVIEW PROCESS.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, AND FIND THAT THIS PROJECT IS NOT SITUATED ON LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370.1.
4. FIND THAT A GENERAL PLAN FOR THE USE OF THE SUBJECT HAS BEEN PREPARED BY THE COMMISSION'S STAFF AND FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.
5. FIND THAT THE STATE SCHOOL LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
6. AUTHORIZE ISSUANCE OF A PATENT, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING ALL MINERALS AND THE RIGHT OF THE PUBLIC TO FISH, FOR THE LAND DESCRIBED IN EXHIBIT "A" TO CHARLES E. SLUSHER UPON RECEIPT OF \$22,725, THE AMOUNT REMAINING TO BE PAID FOR THE LAND PLUS \$11 IN PATENT FEES.

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EXHIBIT "A"

LAND DESCRIPTION

W 21423

All that portion of the SW 1/4 of the NW 1/4 of Section 9, T1N, R23E, SBM, San Bernardino County, California lying northerly and easterly of the center line of U.S. Highway 95 and the center line of State Highway 62.

EXCEPTING THEREFROM a strip of land 150 feet in width parallel with and adjacent to the center line of State Highway 62 and subject to easements for such highways as now exist.

END OF DESCRIPTION

PREPARED MARCH 28, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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