

MINUTE ITEM

This Calendar Item No. 38  
was approved as Minute Item  
No. 38 by the State Lands  
Commission by a vote of 3  
to 0 at its 2-25-93  
meeting.

CALENDAR ITEM

38

A 33

S 16

02/25/93

W 21613

Reese

SA 5707

AUTHORIZE, AS SCHOOL LAND BANK TRUSTEE,  
TO ACCEPT THE HIGHEST BID AND SUBSEQUENTLY  
ISSUE A PATENT FOR A 40-ACRE PARCEL OF  
STATE SCHOOL LAND IN KERN COUNTY

**PARTY:**

Douglas E. Younkin  
32 Santa Clara  
San Clemente, California 92672

At the December 17, 1992 Commission meeting, the Commission approved offering a 40-acre parcel of State School land for sale by competitive bid. The fair market value, determined by appraisal, was \$160,000. This value plus appraisal costs of \$1,500 constituted the minimum bid. Sealed bids were solicited by newspaper advertising and direct mail to parties on the school land sales list. One bid was received at the bid opening on January 22, 1993.

The bid offer was received and accepted from Mr. Douglas E. Younkin of San Clemente in the amount of \$161,600. The required ten percent deposit in the amount of \$16,160 accompanied the bid, leaving a balance of \$145,440, patent fees of \$250, actual advertising costs and expenses incurred by Staff for bid processing, and award costs, to be paid.

**STATUTORY AND OTHER REFERENCES:**

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

**AB 884:**

N/A.

**OTHER PERTINENT INFORMATION:**

- 1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this

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activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves an action taken pursuant to the School Land Bank Act, P.R.C. 8700, et seq.

Authority: P.R.C. 8710.

2. The consideration of \$161,600 will be deposited into the School Land Bank Fund to facilitate the management of school lands for the purpose of generating revenue and carrying out the goal of the School Land Bank Fund pursuant to Division 7.7 of the P.R.C.
3. Staff has filed a General Plan for this activity with the Legislature pursuant to P.R.C. 6373.

**EXHIBITS:**

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

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 8710, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, P.R.C. 8700, ET SEQ.
2. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS PREPARED BY COMMISSION STAFF AND FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.
3. AUTHORIZE ISSUANCE OF A PATENT, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT "A", TO DOUGLAS E. YOUNKIN, UPON RECEIPT OF \$145,440, THE AMOUNT REMAINING TO BE PAID FOR THE LAND PLUS ADVERTISING COSTS, PATENT FEES, AND EXPENSES.
4. DEPOSIT ALL REVENUES (\$161,500) FROM THE SALE OF SAID PARCEL INTO THE SCHOOL LAND BANK FUND.

**EXHIBIT "A"**

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**LAND DESCRIPTION**

Those state-owned lands in the vicinity of Rosamond, Kern County, California, described as follows:

The NE 1/4 of the SE 1/4 of Section 32, T 10 N, R 12 W, SBM.

**END OF DESCRIPTION**

To Bakersfield 40 Miles

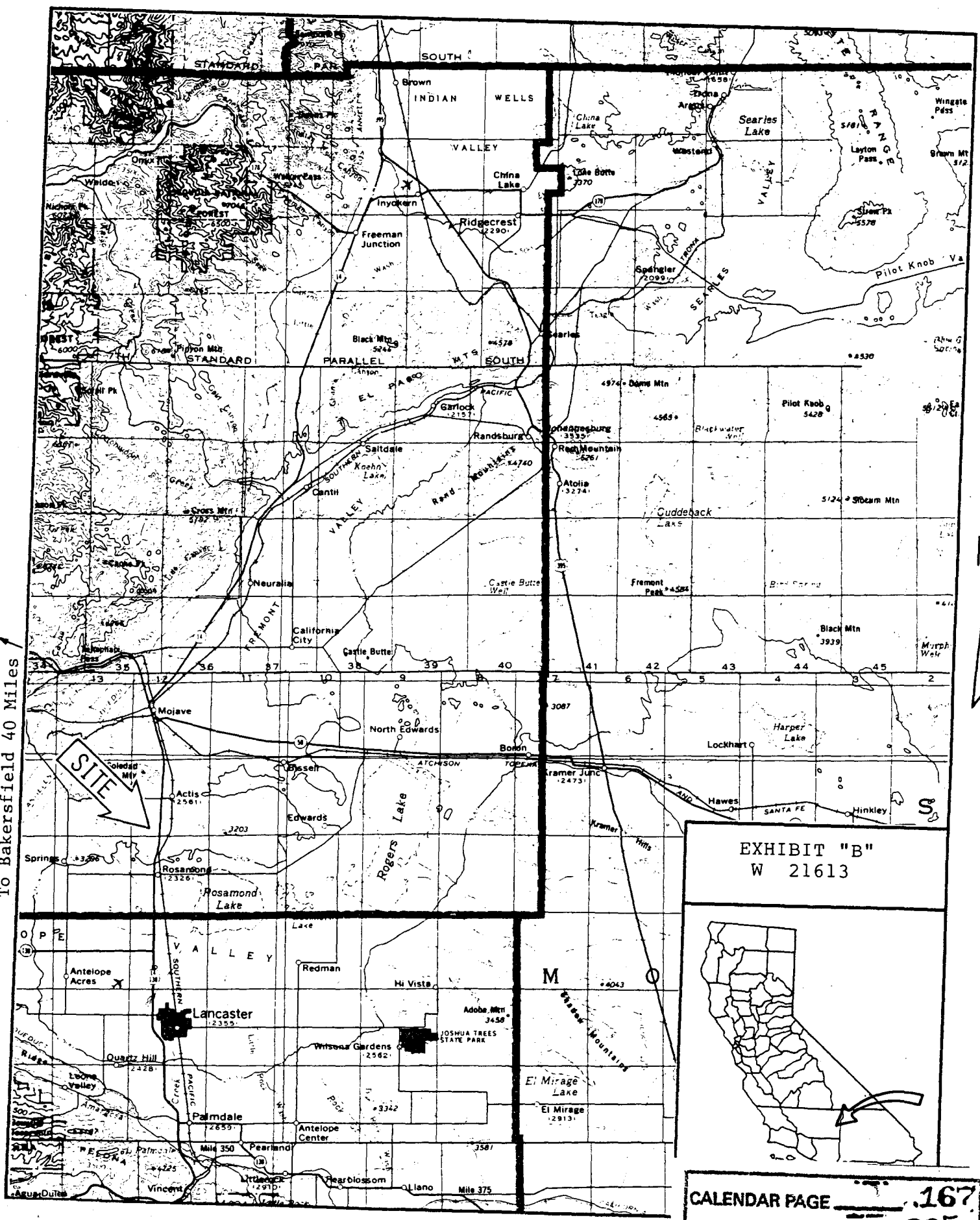
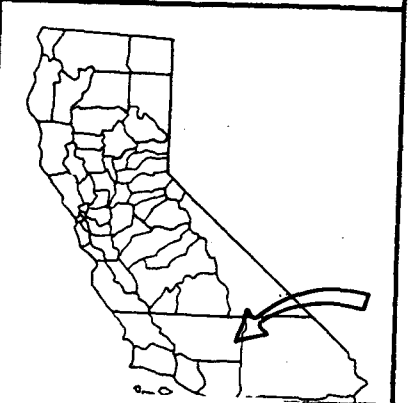


EXHIBIT "B"  
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Exhibit "C"

GENERAL PLAN

The State Lands Commission proposes to sell a 40 acre parcel of unimproved State school land to the highest bidder.

The parcel is located three miles north of the town of Rosamond, Kern County. It is unimproved desert land within the County of Kern's jurisdiction, surrounded by land of similar character which contains scattered residential development.

The typical market for unimproved land in eastern Kern County for the past 30 years has been for speculative purposes. Development of this parcel would require rezoning and/or changes in Kern County's General Plan. Additional documentation under the California Environmental Quality Act would be required to make such changes, and to consider any proposed development.