

MINUTE ITEM
This Calendar Item No. C20
was approved as Minute Item
No. 20 by the State Lands
Commission by a vote of 3
0 at its 9-9-93
meeting.

CALENDAR ITEM

C20

A 80
S 37

09/09/93
W 23256 SA 5712
Reese

Authorize, as School Land Trustee, Acceptance of the Highest Bid and Subsequent Issuance of a Patent for a 626± acre parcel of State School Land in Imperial County

PURCHASER:

Don Campbell
521 W. El Norte Parkway #186
Escondido, California 92026

At the July 19, 1993 Commission meeting, the Commission approved offering a parcel of State School Land in Imperial County for sale by sealed bid. The minimum bid was set at \$163,289. Sealed bids were solicited by newspaper advertisements and direct mail to parties on the School Land Sales lists.

The bid opening was on August 18, 1993 at 3:00 p.m. The highest bid offer of \$164,000 was received and accepted from Don Campbell. The required ten percent deposit in the amount of \$16,400 accompanied the bid. Patent fees, staff costs, and award costs are also to be paid by the successful bidder.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13; Div. 7.7.

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 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.

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Authority: P.R.C. 8710.

2. The consideration of \$164,000 will be deposited into the School Land Bank to facilitate the management of school lands for the purpose of generating revenue and carrying out the goals of the School Land Bank Act. The State Lands Commission will be acting as trustee for the School Land Bank 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 the P.R.C. Section 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 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 DON CAMPBELL UPON RECEIPT OF \$147,600, THE AMOUNT REMAINING TO BE PAID FOR THE LAND, PLUS ALL COSTS ASSOCIATED WITH THE SALE.
4. AUTHORIZE THE DEPOSIT OF ALL SALE REVENUES (\$164,000) INTO THE SCHOOL LAND BANK.

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EXHIBIT "A"

LAND DESCRIPTION

A parcel of State School Land situated in Section 36, T10S, R14E, San Bernardino Base and Meridian, County of Imperial, State of California, more particularly described as follows:

All of said Section 36, T10S, R14E, SBBM.

EXCEPTING THEREFROM that portion of said Section 36 lying within the limits of the Coachella Branch of the All-American Canal.

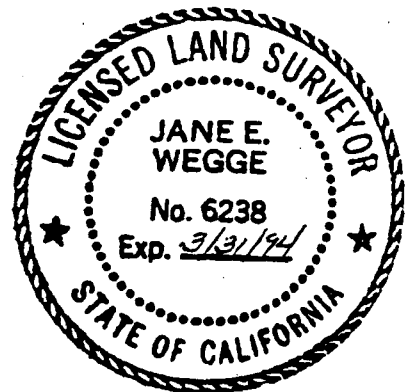
ALSO EXCEPTING THEREFROM the following described parcel:

COMMENCING at the southwest corner of said Section 36 thence easterly along the south line of said Section 36 a distance of 3128 feet to the TRUE POINT OF BEGINNING; thence North 264 feet; thence easterly along a line parallel with the south line said Section 36 a distance of 792 feet; thence South 264 feet to the south line of said Section 36; thence westerly along the south line of said Section 36 a distance of 792 feet to the Point of Beginning.

END OF DESCRIPTION

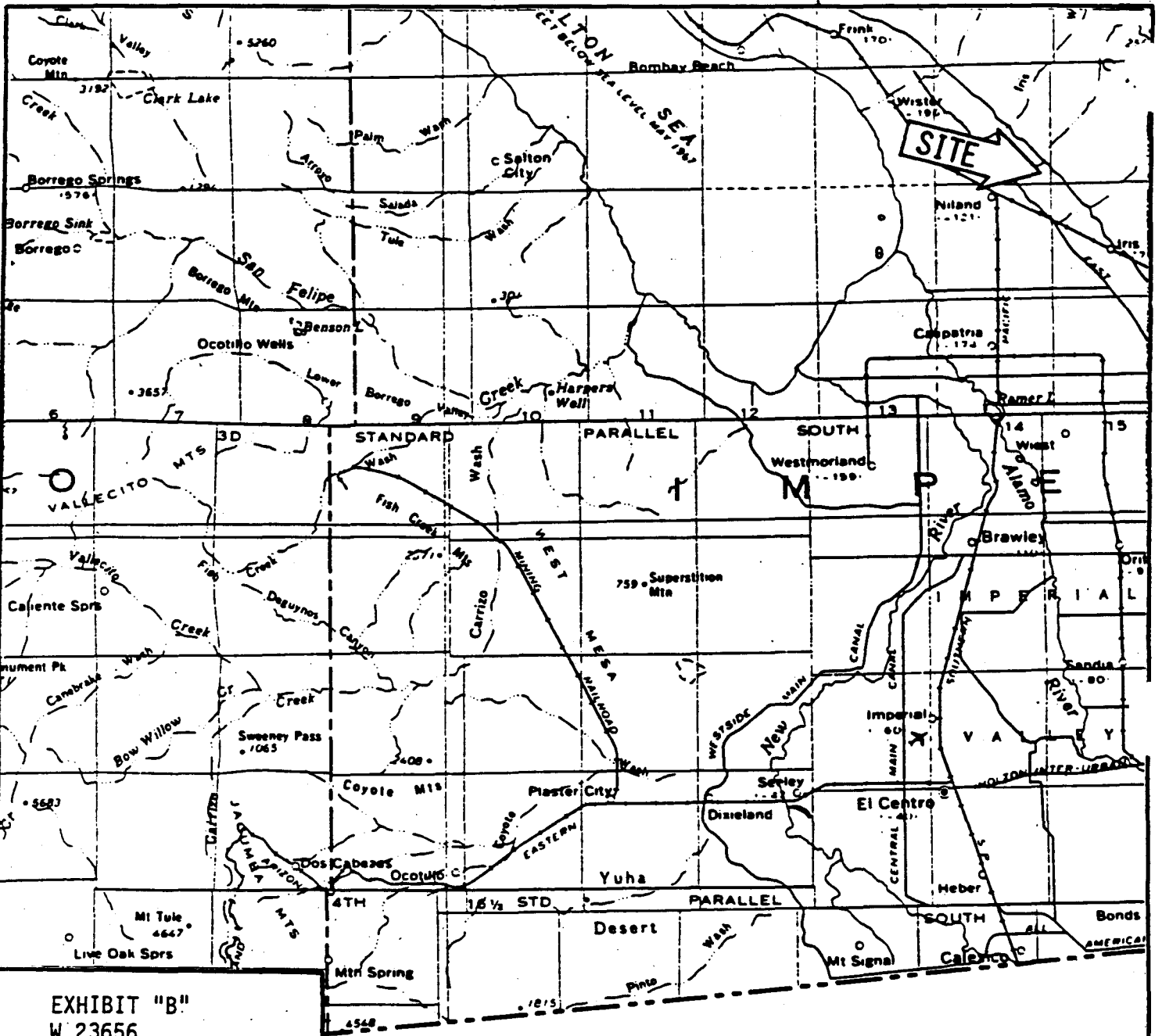
Containing 626.54 Acres

Prepared by: Jane E. Wegge
Date: 7-20-93



Checked by: Chris N. Perry
Date: 7-21-93

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SITE

EXHIBIT "B"
W 23656



X I C

EXHIBIT "C"

GENERAL PLAN

The State Lands Commission proposes to sell a 626± acre parcel of unimproved State school land to Mr. Don Campbell.

This land was the former training ground for the "Patton" military operations during World War II. The remaining structural portions, being flat concrete slabs, and some sub-surface infrastructure, is all that remains from the former military installation. The remnants, i.e. the concrete slabs, have been given the name "Slab City" to the area. "Slab City" is used predominantly for itinerant trailer parking and camping by individuals, who occupy the majority of the area during the winter season, without the official authorization of the State Lands Commission.

The area is located approximately three and one half (3½) miles northeast of the town of Niland. It is zoned S-Open Space which would provide for a primitive camping area provided a Conditional Use Permit was obtained from the County. The sale parcel is bordered on the north by the Coachella Canal; on the east by lands owned by the Bureau of Land Management (BLM); on the south, by a combination of BLM and private land, with little or no development; and on the west, by BLM land. The BLM resource management plan for the area, Limited Use, is compatible with the proposed use as a primitive campground. The private lands adjacent to the sale parcel are zoned A-2 or Open Space.

The land is basically level. There is a rough wash area in the southeast and northwest quarters of the parcel. There are rolling sand hills in the southwestern portion of the subject property. The typical desert plant life consists of sagebrush, ironwood, and creosote bushes. A review of the Significant Land Report, prepared pursuant to PRC 6370, revealed no significant environmental values are located on this property.

Mr. Campbell plans to further develop the area into a primitive camping area and to charge a nominal fee to offset the management costs. In future years, minimal amenities such as dump stations, rest room facilities, water deliveries, etc., may be provided.

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