

CALENDAR ITEM

C72

MINUTE ITEM

This Calendar Item No. C72  
was approved as Minute Item  
No. 72 by the State Lands  
Commission by a vote of 3  
to 0 at its 11/15/94  
meeting.

A 34  
S 17

11/15/94  
SA 5715  
Reese

**AUTHORIZE, AS SCHOOL LAND BANK TRUSTEE,  
SALE AND SUBSEQUENT ISSUANCE OF A  
TRANSFER OF POSSESSION AND CONTROL DOCUMENT  
TO THE DEPARTMENT OF TRANSPORTATION  
FOR 4.24 ACRES OF STATE LIEU LAND, SAN BERNARDINO COUNTY**

**PURCHASER:**

Department of Transportation - District 8  
PO Box 231  
San Bernardino, California 92402  
Attn: Mr. Daniel W. Heath

**AREA, TYPE LAND AND LOCATION:**

4.24 acres, more or less, of State lieu lands, located along  
and within State Route 247, approximately 14 miles east of  
the town of Lucerne Valley, San Bernardino County.

**LAND USE:**

Land acquisition for the existing State Route 247 right-of-  
way, and land acquisition for highway purposes, i.e. curve  
realignment and shoulder widening in a portion of State  
Route 247.

**PURCHASE PRICE:**

\$4,700

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

The Department of Transportation has agreed to reimburse the  
Commission for all costs to complete this transaction.

**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 Department of Transportation has conducted a site assessment for this project, perform curve realignment for State Route 247 between PM's 31.0 to 31.5, and determined it is categorically exempt from the CEQA, pursuant to Section 15301 of the State CEQA Guidelines, Class 1, minor alterations of existing public facilities.

Authority: 14 Cal Code Regs. 15301.

3. Staff has filed a General Plan with the Legislature, pursuant to P.R.C. 6373.
4. Staff has reviewed and approved an appraisal submitted by the Department as to the fair market value of the lands to be acquired.

**EXHIBITS:**

- A. and A-1. 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 THE SALE AND SUBSEQUENT ISSUANCE OF A TRANSFER OF CONTROL AND POSSESSION, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND DESCRIBED IN EXHIBIT "A", TO DEPARTMENT OF TRANSPORTATION.
4. AUTHORIZE THE DEPOSIT OF \$4,700 IN THE SCHOOL LAND BANK FUND.

EXHIBIT "A-1"  
LAND DESCRIPTION

SA 5715

That portion of Government Lot 2, of the Southwest Quarter of Section 30, Township 4 North, Range 3 East, SAN BERNARDINO MERIDIAN, in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office dated July 15, 1960, described as follows:

BEGINNING at the West Quarter corner of said Section 30, marked by a B.L.M. 3" brass disk; thence along the North line of said Government Lot 2, North 89° 57' 36" East, 77.35 feet to the beginning of a non-tangent curve, concave Northeasterly and having a radius of 1950.00 feet, a radial line of said curve bears South 35° 03' 30" West, thence Course "A" Southeasterly 73.72 feet along said curve through a central angle of 02° 09' 58"; thence tangent to said curve, Course "B", South 57° 06' 29" East, 365.28 feet; thence South 32° 53' 31" West, 100.00 feet to a line that is parallel with and 100.00 feet Southwesterly of the hereinabove described Course "B"; thence along said parallel line North 57° 06' 29" West, 365.28 feet to the beginning of a tangent curve, concave Northeasterly and having a radius of 2050.00 feet, said curve being concentric with and 100.00 feet Southwesterly of the hereinabove described Course "A"; thence Northwesterly 101.05 feet along said concentric curve through a central angle of 02° 49' 28" to a point on the West line of said Government Lot 2, said point being distant South 00° 35' 54" East, 68.17 feet from the POINT OF BEGINNING; thence along said West line, North 00° 35' 54" West, 68.17 feet to the POINT OF BEGINNING.

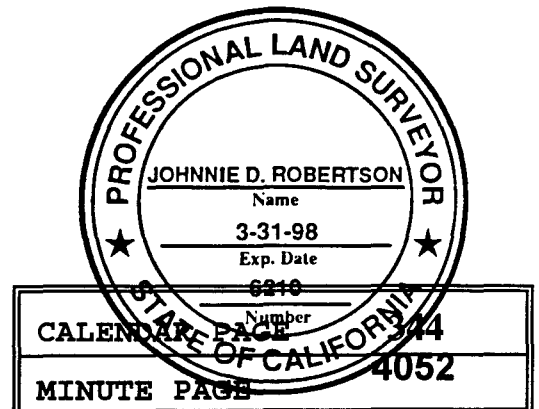
The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone V. Multiply distances shown by 1.000206 to obtain ground level distances.

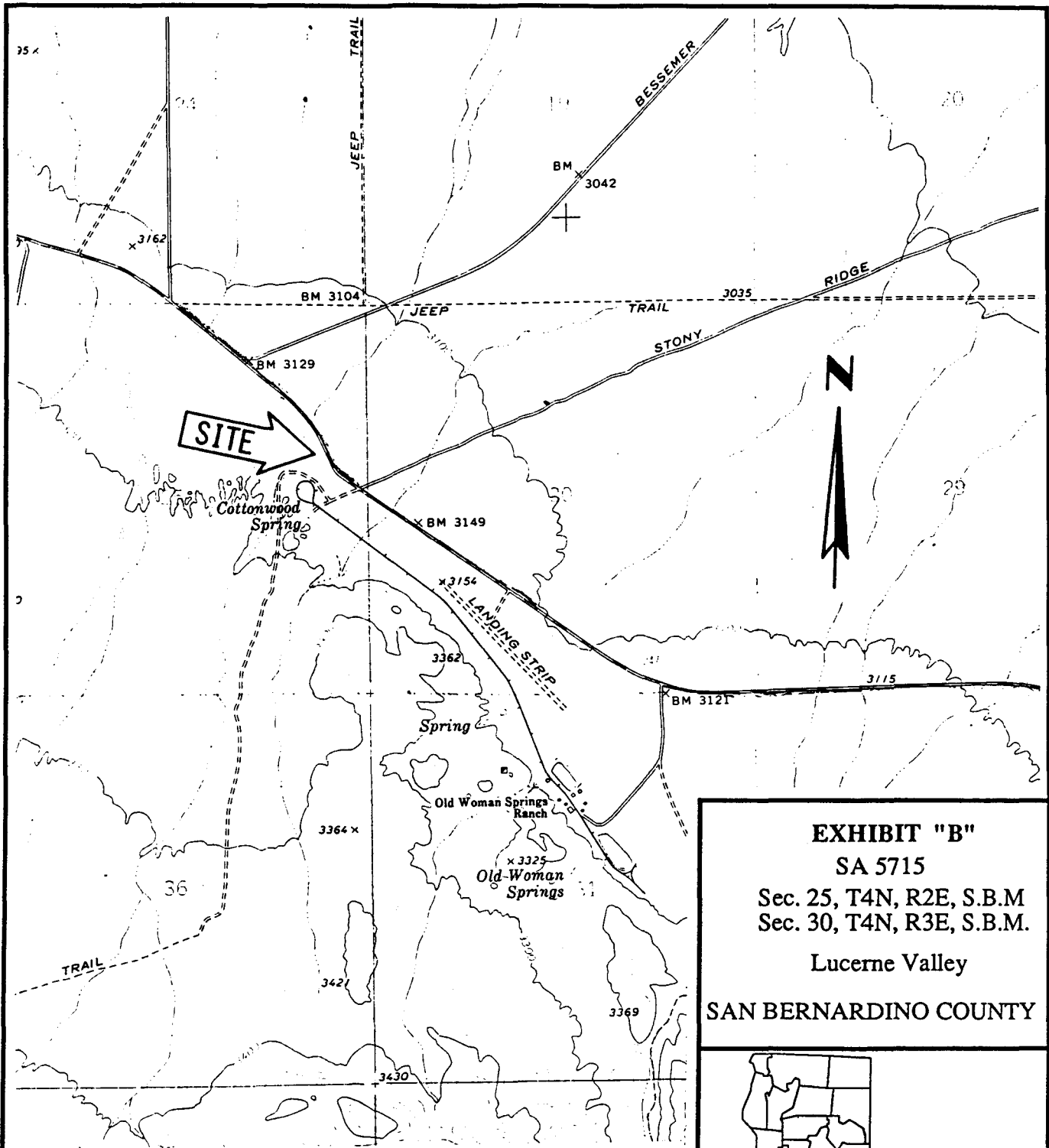
08-SBd-247-30.9-14227 (14227-1)

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature   
Professional Land Surveyor

Date 6-20-94





**EXHIBIT "B"**  
 SA 5715  
 Sec. 25, T4N, R2E, S.B.M  
 Sec. 30, T4N, R3E, S.B.M.  
 Lucerne Valley  
 SAN BERNARDINO COUNTY



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## EXHIBIT C

### GENERAL PLAN

#### PROPOSED TRANSACTION

The State Lands Commission proposes to sell 4.24± acres of State lieu land to the Department of Transportation.

#### PROPERTY LOCATION/INFORMATION

The property is located in an unincorporated area of San Bernardino County within and adjacent to State Highway 247, approximately 14 miles east of the town of Lucerne Valley. The terrain ranges from relatively flat to rugged and hilly. Population and development in and around the property is almost non-existent with limited rural desert residential living in evidence.

#### LAND USE

The property is within the San Bernardino County Rural Living (RL) Zoning District. This zoning classification allows for miscellaneous agricultural uses and rural-residential type development.

#### PROPOSED USE

The Department of Transportation proposes to use the affected State lieu land for highway purposes to realign curves and widen shoulder areas along a short portion of State Route 247 (Old Woman Springs Road).