

MINUTE ITEM

This Calendar Item No. C53 was approved as
Minute Item No. 53 by the California State Lands
Commission by a vote of 3 to 0 at its
09-13-07 meeting.

CALENDAR ITEM

C53

A 34

09/13/07

S 18

SA 5764

J. Porter

J. Frey

**CONSIDER AUTHORIZATION, AS SCHOOL LAND TRUSTEE,
FOR THE SALE AND ISSUANCE OF A PATENT OF
STATE SCHOOL LANDS TO ROBERT D. SALLIS AND CHERYL K. SALLIS**

PURCHASER:

Robert D. Sallis & Cheryl K. Sallis
3021 Parkway
Needles, CA 92363

AREA, LAND TYPE, AND LOCATION:

17,030 square feet, more or less, of State school lands located in the City of
Needles, identified as a portion of Section 36, Township 9 North, Range 22 East,
SBBM, San Bernardino County.

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code Division 6, Parts 1 and 2; Division 7.7;
Division 13.
- B. California Code of Regulations Title 3, Division 3; Title 14, Division 6.

OTHER PERTINENT INFORMATION:

- 1. The proposed purchasers own a residential property abutting the subject
parcel and intend to assemble the subject property with their existing lot to
form a larger residential parcel. The subject property is vacant desert land
that has no street frontage and is subject to seasonal flooding.
- 2. The purchase price of \$22,000 is within the range of fair market value for
the subject property, supported by a staff review of an appraisal of the
property and other pertinent area sales data. In addition to the \$22,000
purchase price, the purchaser also will pay a patent fee and other costs
associated with the purchase. The proposed sale to Robert D. Sallis and
Cheryl K. Sallis, Husband and Wife as Joint Tenants, is an all cash
transaction at a price of \$22,000.
- 3. The consideration of \$22,000 will be deposited into the School Land Bank
to: 1) facilitate the management of school lands; 2) generate revenue,

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and 3) carry out the goals of the School Land Bank Act. The California State Lands Commission will be acting as trustee for the School Land Bank, pursuant to Division 7.7 of the Public Resources Code for this transaction.

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15061(b)(1) and 15282), the staff has determined that this activity is statutorily exempt from the requirements of the CEQA because it involves an action taken pursuant to the School Land Bank Act, Public Resources Code, section 8710.

Authority: Public Resources Code section 8710.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
6. Staff has filed a general plan for this activity with the Legislature pursuant to the Public Resources Code section 6373.

EXHIBITS:

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

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SALE IS IN THE BEST INTEREST OF THE STATE OF CALIFORNIA.
2. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS FILED WITH THE LEGISLATURE PURSUANT TO PUBLIC RESOURCES CODE SECTION 6373 AND THAT THE USE OF THE LAND SHOWN ON EXHIBIT A AND DESCRIBED IN EXHIBIT B WILL BE CONSISTENT WITH SUCH PLAN.
3. AUTHORIZE THE EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE, CONSISTENT WITH THE GENERAL PLAN, THAT CERTAIN DOCUMENT ENTITLED "OFFER TO PURCHASE REAL ESTATE IN THE COUNTY OF SAN BERNARDINO AND

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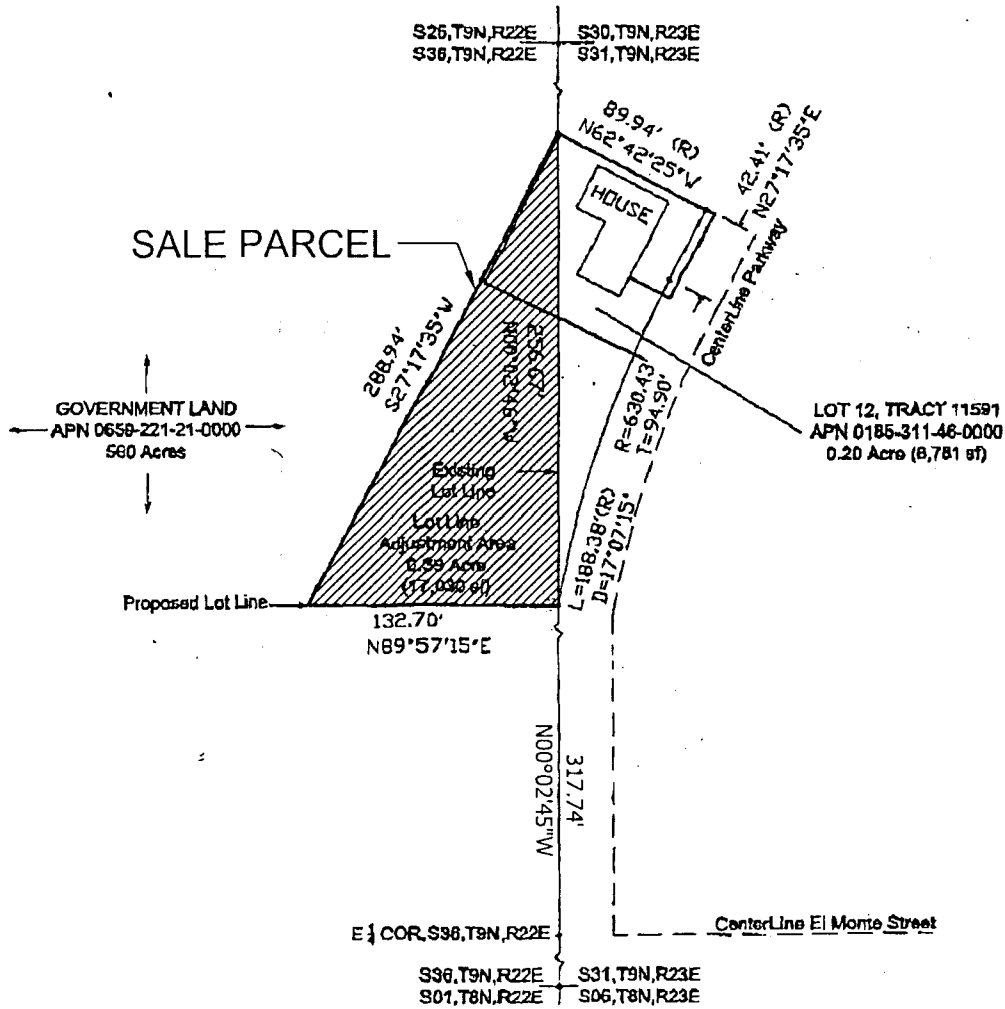
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ACCEPTANCE OF OFFER TO PURCHASE", IN SUBSTANTIALLY THE SAME FORM AS ON FILE WITH THE COMMISSION, AND ANY OTHER DOCUMENT NECESSARY TO COMPLETE THIS TRANSACTION.

4. AUTHORIZE ISSUANCE OF A PATENT TO ROBERT D. SALLIS AND CHERYL K. SALLIS, HUSBAND AND WIFE AS JOINT TENANTS, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LAND SHOWN ON EXHIBIT A AND DESCRIBED IN EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.
5. AUTHORIZE THE DEPOSIT OF \$22,000 INTO THE SCHOOL LAND BANK FUND.
6. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 8710, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, PUBLIC RESOURCES CODE SECTION 8710.
7. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURUSANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

NO SCALE

SITE



PORTION OF SECTION 36, T9N, R22E, SBBM

NO SCALE

LOCATION

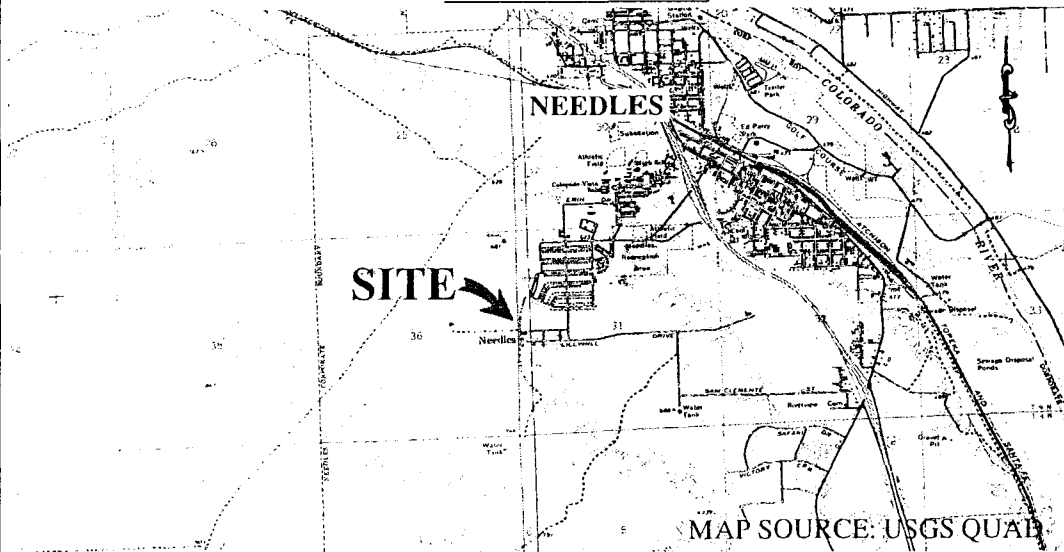


Exhibit A

SA 5764
SALLIS
SCHOOL LANDS SALE
CITY OF NEEDLES
SAN BERNARDINO CO.



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.

OTHER PROPERTY PAGE MINUTE PAGE

EXHIBIT B

SA 5764

LAND DESCRIPTION

A parcel of School Land situate in Section 36, Township 9 North, Range 22 East, SBM, San Bernardino County, State of California and more particularly described as follows:

COMMENCING at a railroad spike marking the West ¼ corner of Section 31 also being the East ¼ corner of Section 36 as shown on Tract Map 11591 recorded in Book 166, Pages 5 and 6 of official records of San Bernardino County, State of California; thence N00°02'45"W 317.74 feet along the East line of Section 36 to the south corner of Lot 12 of said Tract Map 11591 and also being the POINT OF BEGINNING; thence continuing along said East line of Section 36 also being the West Line of Lot 12 N00°02'45"W 256.67 feet to the North corner of Lot 12; thence S27°17'35"W 288.94 feet; thence N89°57'15"E 132.70 feet to the POINT OF BEGINNING.

Containing 0.39 Acres (17,030 sf) more or less.

END OF DESCRIPTION

Prepared July 23, 2007 by the California State Lands Commission Boundary Unit.



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EXHIBIT C

SA 5764

GENERAL PLAN

PROPOSED TRANSACTION

Robert D. Sallis and Cheryl K. Sallis, Husband and Wife as Joint Tenants (file number SA 5764) propose to purchase 17,030 square feet, more or less, of State school lands in San Bernardino County.

PROPERTY LOCATION/INFORMATION

The property proposed for acquisition is a portion of a State school lands parcel identified as Section 36, Township 9 North, Range 22 East, SBBM, San Bernardino County.

LAND USE

The subject property is vacant land that is zoned O (Open Space) by the city of Needles. The topography is level to gently sloping. A portion of the subject property is located within Eagle Pass Wash, a designated flood zone.

PROPOSED USE

The purchasers own a residential property abutting the subject parcel and intend to assemble the subject property with their existing lot to form a larger residential parcel. The subject property is vacant desert land that has no street frontage and is subject to seasonal flooding. The purchasers intend to construct a chain link fence around the perimeter to prevent unauthorized use by off-road vehicles and to retain and maintain the natural desert landscape as an animal habitat/sanctuary. A wildlife guzzler will provide drinking water to the many desert animals that inhabit the area.

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