

MINUTE ITEM

6/23/75
ACS

18. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 184
RIVERSIDE LAND DISTRICT, INYO COUNTY, STATE DEPARTMENT
OF TRANSPORTATION, DIVISION OF HIGHWAYS; RA 184.

After consideration of Calendar Item 17 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTION BECAUSE, BEING AN EXISTING HIGHWAY FACILITY, IT IS CATEGORICALLY EXEMPT FROM CEQA, AS AMENDED, PURSUANT TO PUBLIC RESOURCES CODE 21084; 14 CAL. ADM. CODE 15101; AND 2 CAL. ADM CODE 2910(a).
2. FINDS THAT THE SALE HEREIN DESCRIBED IS NECESSARY FOR THE HEALTH, WELFARE OR SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
3. FINDS THAT THE PORTIONS OF SECTION 36, T 22- $\frac{1}{2}$ N, R 6 E, SBM, AND SECTION 36, T 23 N, R 6 E, SBM, AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
4. AUTHORIZES THE SALE OF THE SCHOOL LANDS DESCRIBED IN EXHIBIT "A", SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$3,770.57 WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.

Attachment:

Calendar Item 17 (5 pages)

A 6
S 15

CALENDAR ITEM

17.

6/75
ACS
RA 184

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 184
RIVERSIDE LAND DISTRICT, INYO COUNTY,
STATE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

On May 30, 1973, an offer was received from the State Department of Transportation, Division of Highways, 1120 N Street, Sacramento, California, 95814, to purchase, for highway purposes, portions of the W-1/2 of W-1/2 of Section 36, T 22-1/2 N, R 6 E, SBM (Parcel No. 1), containing 9.58 acres more or less, and portions of the W-1/2 of W-1/2 of Section 36, T 23 N, R 6 E, SBM (Parcel No. 2), containing 11.37 acres more or less, all in Inyo County. The aggregate total area applied for purchase in the two sections totals 20.95 acres more or less. The highway construction was completed in August 1970.

The applicant in writing has offered the following amounts for the numbered parcels embraced in the subject application:

<u>PARCEL NO.</u>	<u>ACRES</u>	<u>OFFER</u>
1 (encumbered by road easement)	6.57	\$ 6.57 (nominal)
1 (remainder)	3.01	\$ 602.00
2	<u>11.37</u>	<u>\$3,162.00</u>
TOTALS:	20.95	\$3,770.57

The State Lands Division concurs in the Division of Highways' unit value of 1) \$200 per acre for Parcels 1 and 2, 2) the nominal value of \$1.00 per acre for the portion of Parcel 1 encumbered by an easement for highway purposes granted by the Bureau of Land Management, and 3) the total appraised value of \$3,770.57 as set forth above.

The land is not suitable for cultivation without artificial irrigation. The Department of Transportation has determined that it is necessary to acquire the school land for the purposes of State Route 127, and protection of the roadway from flood damage.

In consideration of the requirements of Division 6, Part 1, Section 6371 of the Public Resources Code, the State Lands Division has determined that this sale is necessary for the health, welfare or safety of the people of California. In compliance with Section 6373 of the aforementioned Code, the recipient of the lands embraced in this transaction has submitted information as to the general plan for the use of the

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school lands to be transferred, including comments on the coordinated planning with Federal, local and other State agencies. The plan has been transmitted to the Legislature.

THE PROPERTY

Parcel No. 1, a portion of the W-1/2 of W-1/2 of Section 36, T 22-1/2 N, R 6 E, SBM, is situated along the Amargosa River dry bed at the west foot of the Resting Springs Range approximately 18 miles north of Baker and 2.5 miles south of Death Valley Junction.

Parcel No. 2, a portion of the W-1/2 of W-1/2 of Section 36, T 23 N, R 6 E, SBM, is also situated in the Amargosa River's dry bed approximately 2 miles north of Parcel No. 1.

ACCESS: Both parcels were accessible from the old alignment of State Route 127 and will continue to be accessible from the new alignment.

WATER: None.

TERRAIN: Parcel Nos. 1 and 2 are comprised of gentle rolling slopes, typical of alluvial fans located at the base of desert mountain ranges.

HIGHEST AND BEST USE PRIOR TO CONSTRUCTION:
Speculation/Grazing.

OTHER PERTINENT DATA:

1. In the winter of 1969 portions of the existing highway were severely damaged by floods in the usually dry bed of the Amargosa River. The highway was then reconstructed on a new alignment. Construction was completed in August 1970. Since the highway is an existing facility and predates the adoption of the State Guidelines, the action recommended herein is categorically exempt from the provisions of CEQA, as amended, pursuant to 14 Cal. Adm. Code 15101 and 2 Cal. Adm. Code 2910(a).
2. Portions of Parcel No. 1 are encumbered by an easement for highway purposes previously granted to the Division of

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Highways by BLM in 1957. The area occupied by this easement has been assigned a nominal value in accordance with accepted appraisal standards.

3. The staff has considered the utility of the remaining parcels and because the access rights from the highway remain with the State Lands Commission, has concluded that the Commission should retain parcels.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Part 3,
Chs. 1 & 2,
Sec. 7301
- b. Administrative Code: Title 2, Div. 3,
Art. 5, Secs. 2300 &
2302.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. General Plan of Use of the Land.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTION BECAUSE, BEING AN EXISTING HIGHWAY FACILITY, IT IS CATEGORICALLY EXEMPT FROM CEQA, AS AMENDED, PURSUANT TO PUBLIC RESOURCES CODE 21084; 14 CAL. ADM. CODE 15101; AND 2 CAL. ADM. CODE 2910(a).
2. FIND THAT THE SALE HEREIN DESCRIBED IS NECESSARY FOR THE HEALTH, WELFARE OR SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
3. FIND THAT THE PORTIONS OF SECTION 36, T 22-1/2 N, R 6 E, SBM, AND SECTION 36, T 23 N, R 6 E, SBM, AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
4. AUTHORIZE THE SALE OF THE SCHOOL LANDS DESCRIBED IN EXHIBIT "A", SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$3,770.57 WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.

Attachment: Exhibit "A"

EXHIBIT "A"

RA 184

Those parcels of State school land situate in Inyo County, State of California, being more particularly described as follows:

PARCEL 1:

All that portion of the W-1/2 of the W-1/2 of Section 36, T 22-1/2 N, R 6 E, SBM, as said section is shown on the U. S. Township Plat approved March 20, 1962, and which lies within a strip of land 200 feet wide, the centerline being described as follows:

COMMENCING at the southwest corner of said section; thence along the south line of said section, N 88° 03' 31" E, 151.87 feet to the TRUE POINT OF BEGINNING, said point of beginning being Highway Engineers Station 353+84.52; thence from said point of beginning, along an 1800 foot radius curve to the right, having a radial bearing of S 79° 51' 03" E, and a delta angle of 00° 41' 55", a distance of 21.95 feet; thence N 10° 50' 12" E, 155.27 feet; thence along a 2000 foot radius curve to the left, having a radial bearing of N 79° 09' 48" W, and a delta angle of 22° 10' 17", a distance of 773.93 feet; thence N 11° 20' 05" W, 403.38 feet; thence along a 3000 foot radius curve to the right, having a radial bearing of N 78° 39' 55" E, and a delta angle of 04° 24' 49", a distance of 231.10 feet; thence N 06° 55' 16" W, 3689.35 feet to a point within the NE-1/4 of the NE-1/4 of Section 35 of said township and range, said point bears N 04° 08' 24" W, 5248.12 feet from said southwest corner of Section 36, said point also being the end of the herein described centerline.

Bearings above are based on a bearing of S 88° 03' 31" W on the south line of said Section 36 as marked on the ground by U. S. government survey markers.

PARCEL 2:

All that portion of the W-1/2 of the W-1/2 of Section 36, T 23 N, R 6 E, SBM, which lies within a strip of land 200 feet wide, the centerline being described as follows:

EXHIBIT "A" (CONTD)

BEGINNING at a point within partial Section 23, T 22-1/2 N, R 6 E, SBM, which bears S 85° 08' 49" W, 5112.35 feet from U.S.G.L.O. brass cap monument marking the southeast corner of said Section 36, T 23 N, R 6 E, SBM, said point also being at the beginning of a curve to the left having a radial bearing of N 68° 18' 31" W; thence northerly along said curve having a radius of 2000 feet through a central angle of 35° 22' 42" an arc distance of 1234.94 feet; thence N 13° 41' 13" W, 294.24 feet; thence along a tangent curve to the right with a radius of 4000 feet, through a central angle of 6° 20' 49", an arc distance of 443.10 feet; thence N 07° 20' 24" W, 2128.51 feet to a point within the SE-1/4 of the NE-1/4 of Section 35, T 23 N, R 6 E, SBM, said point bears N 56° 22' 25" W, 6523.09 feet from said southwest corner of said Section 36, said point also being the end of the herein described centerline.

Bearings of Parcel No. 2 are based on a bearing of S 88° 45' 30" W between the south quarter corner of Section 35 and the southeast corner of Section 36 both in T 23 N, R 6 E, SBM, as the corners are marked on the ground by U. S. government survey markers.

END OF DESCRIPTION