

MINUTE ITEM  
This Calendar Item No. C06  
was approved as Minute Item  
No. 6 by the State Lands  
Commission by a vote of 3  
0 at its 10/26/89  
meeting.

CALENDAR ITEM

C06

A 29

10/26/89

SA 5597

S 14

Dugal

AUTHORIZATION TO ACCEPT THE HIGHEST BID AND  
SUBSEQUENTLY ISSUE A PATENT FOR TWO PARCELS  
TOTALLING 80 ACRES OF STATE SCHOOL LAND  
IN SAN LUIS OBISPO COUNTY

PARTY: John H. and Frances S. Morehart  
P. O. Box 1209  
Carpinteria, California 93013

At the May 31, 1989 Commission meeting, the Commission approved offering two parcel totalling 80 acres of State school land for sale by competitive bid. The current fair market, determined by staff appraisal in May 1989, was \$55,600, plus appraisal costs of \$2,000. Sealed bids were solicited by newspaper advertising and two bids were received at the bid opening on August 28, 1989.

The highest bid offer was received from John M. and Frances S. Morehart of Carpinteria in the amount of \$80,101. A ten percent deposit in the amount of \$8,010 accompanied the bid, leaving a balance remaining of \$72,091 to be paid.

STATUTORY AND OTHER REFERENCES:

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

B. Cal. Code Regs.: Title 2, Div. 3;  
Title 14, Div. 6.

AB 884: N/A.

CALENDAR ITEM NO. C 0 6 (CONT'D)

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.

Authority: P.R.C. 8700.

2. The consideration of \$80,101 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 Act. The State Lands Commission will be acting as trustee for 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. 8631, 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.

CALENDAR ITEM NO. C 0 6 (CONT'D)

3. AUTHORIZE ISSUANCE OF A PATENT, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING ALL MINERALS AND RIGHT OF ENTRY, AND THE RIGHT OF THE PUBLIC TO FISH, FOR THE LAND DESCRIBED IN EXHIBIT "A", TO JOHN H. AND FRANCES S. MOREHART UPON RECEIPT OF \$72,102, THE AMOUNT REMAINING TO BE PAID FOR THE LAND PLUS \$11 IN PATENT FEES.
4. DEPOSIT ALL REVENUES (\$80,101) FROM THE SALE OF SAID PARCEL INTO THE SCHOOL LAND BANK FUND.

**EXHIBIT "A"**  
**LAND DESCRIPTION**

**SA 5597**

Two (2) parcels of California State school lands in San Luis Obispo County, California, described as follows.

The NW-1/4 of the SW-1/4 and the SW-1/4 of the NW-1/4 of Section 32, T29S, R14E,  
MDM.

**END OF DESCRIPTION**

**PREPARED FEBRUARY 27, 1989 BY BIU 1.**

CALENDAR PAGE	31
MINUTE PAGE	3712

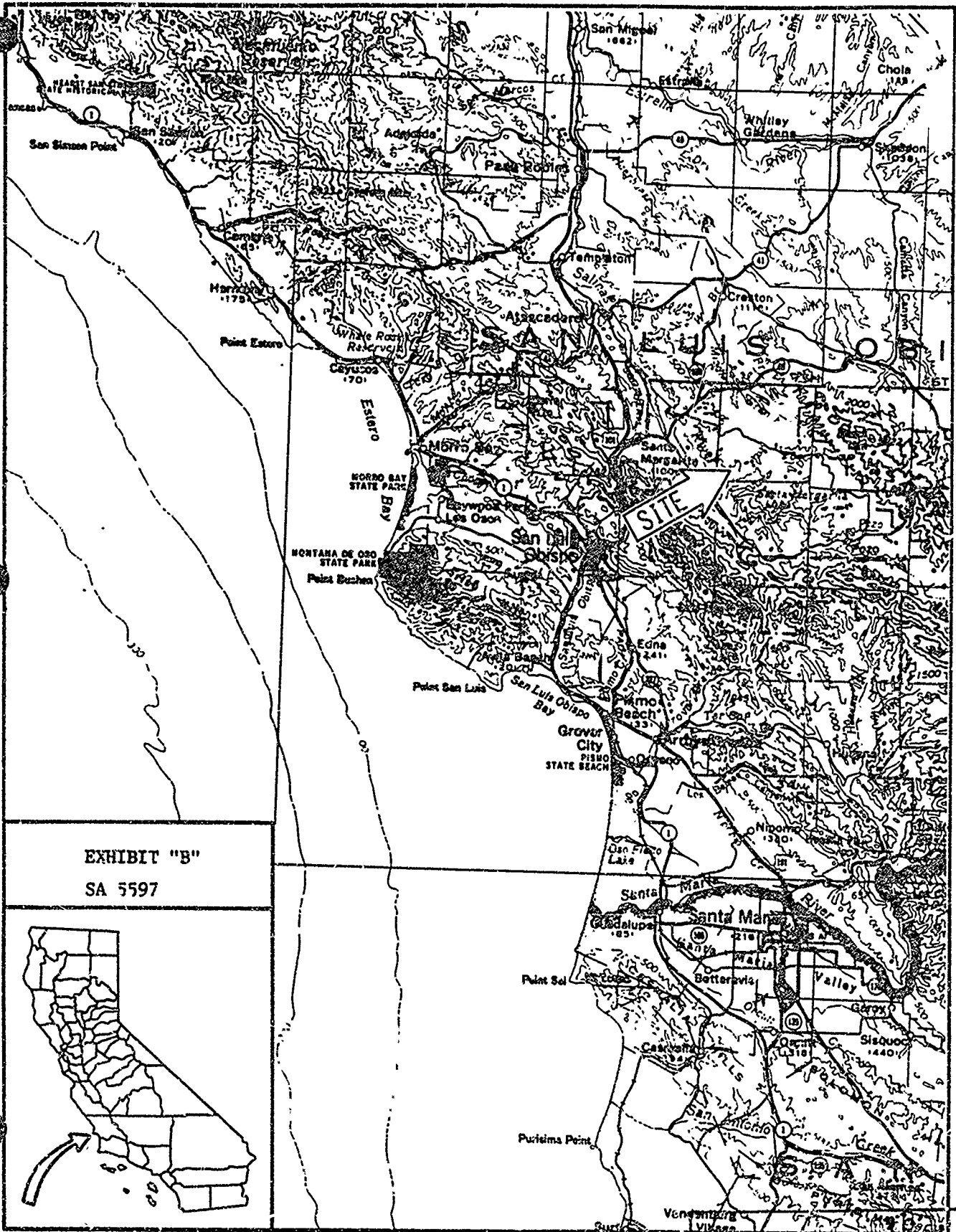


EXHIBIT "B"  
SA 5597



EXHIBIT C

AMENDED GENERAL PLAN

SA 5597

The State Lands Commission proposes to sell, by competitive bid, two parcels totaling 80 acres of State school land in San Luis Obispo county. The property is located approximately seven miles southeast of the city of Margarita. The Commission received two bid packages which were opened on August 28, 1989. The highest bid offer was received from John and Frances Morehart. The Morehart's intend to utilize the property, which adjoins their private property, for cattle grazing and as a bird sanctuary. This action is pursuant to PRC 8700 (School Land Bank Act).