

MINUTE ITEM

This Calendar Item No. 20
was approved as Minute Item
No. 20 by the State Lands
Commission by a vote of 2
to 0 at its 6/30/88
meeting.

CALENDAR ITEM

A 73
S 36

20

06/30/88
SA 5660
Trout
Poe

AUTHORIZATION, AS BOTH STATE LANDS COMMISSION AND
SCHOOL LAND BANK TRUSTEE, TO ENTER INTO AN AGREEMENT
TO SELL AND SUBSEQUENTLY ISSUE A PATENT
TO THE RIVERSIDE COMMUNITY COLLEGE DISTRICT
INCLUDING THE MODIFICATION OF ANY RIGHT-OF-SURFACE ENTRY
TO THE INITIAL 500 LINEAR FEET BELOW THE SURFACE

APPLICANT: Riverside Community College District
4800 Magnolia Avenue
Riverside, California 92506

AREA, TYPE LAND AND LOCATION:
A 67.17+-acre parcel of State school lands
in the City of Norco, County of Riverside.

LAND USE: Utilize portions for planned junior college
campus, and develop portions as residential
subdivision.

CONSIDERATION: Cash payment of \$1.375 million, plus a
proportionate share of the proceeds in excess
of \$1.375 million from any subsequent sale
and/or development of the 67.17 acres, or
portions thereof, which may be realized from
the date of the State patent.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

-1-

(Added 06/29/88 - PGS. 145-145.8)

CALENDAR PAGE	145
MINUTE PAGE	1800

CALENDAR ITEM NO. 20 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. The subject 67.17-acre parcel was acquired from the United States Navy, in exchange for State school lands elsewhere.

The adjacent owner to the east, Riverside Community College District, now desires to acquire the property for a portion of planned adjacent junior college campus facilities. Any portion of the 67.17-acre parcel not utilized for School District purposes may potentially be developed with single-family residences.

The School District has agreed to pay the State Lands Commission \$1.375 million for the property, plus a proportionate share of any proceeds from any subsequent sale or development of the property as excess to school site needs.

Specifics of the Commission's share of proceeds will be detailed in the proposed agreement to sell, and subsequently reported to the Commission.

2. The consideration of \$1.375 million and subsequent proceeds from any development will be deposited in the School Land Bank Fund 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 Fund, pursuant to Division 7.2 of the P.R.C.

CALENDAR ITEM NO. 20 (CONT'D)

3. Staff has filed a General Plan for this activity with the Legislature, pursuant to P.R.C. 6373.
4. In the event of future development of any or all of the property, the School District has requested modification of the State's right-of-surface entry within the first 500 feet of the property surface. Section 6401(b) of the P.R.C. provides, in part, that "...upon a finding by the Commission there are no known deposits of commercially valuable minerals in and about a plane located 500 feet below the surface of any land...to be sold...and wherein any...of the mineral deposits...are required by law to be reserved to the State, the Commission may by...patent...modify the accompanying rights of the State to the use of the surface of such lands, including any right to enter such lands to a depth of 500 feet below the surface of such lands, as will permit the orderly use and development of such sold...lands." Commission staff has conducted a geologic study of the property and reports no presence of commercially valuable mineralization. Staff therefore finds and recommends that requirements of P.R.C. Section 6401(b), relative to modification of the State's right-of-surface entry, have been met on the subject property.
5. Commission staff will negotiate specific terms to be included in the sales agreement, and subsequently request Commission approval of the finalized agreement.
6. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutory exempt project. The project is exempt because it involves an action taken

CALENDAR ITEM NO. 20 (CONT'D)

pursuant to the School Land Bank Act, P.R.C. 8700, et seq. Any development of the property in furtherance of the purposes stated in the General Plan, Exhibit "C", will be subject to the permitting authority and environmental review of other governmental agencies.

Authority: P.R.C. 8710.

EXHIBITS: A. Land Description.
 B. Location Map.
 C. General Plan.

IT IS RECOMMENDED THAT THE STATE LANDS COMMISSION, BOTH AS COMMISSION AND AS TRUSTEE FOR THE SCHOOL LAND BANK FUND:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA BECAUSE IT INVOLVES AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, P.R.C. 8700, ET SEQ.
2. FIND THAT THERE ARE NO KNOWN DEPOSITS OF A COMMERCIALY VALUABLE MINERAL IN AND ABOVE A PLANE LOCATED 500 FEET BELOW THE SURFACE OF THE SUBJECT PROPERTY, AS DISCLOSED IN A STUDY BY COMMISSION STAFF.
3. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS PREPARED BY COMMISSION STAFF AND FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.
4. AUTHORIZE STAFF TO ENTER INTO AN AGREEMENT TO SELL AND SUBSEQUENTLY ISSUE OF A PATENT TO THE RIVERSIDE COMMUNITY COLLEGE DISTRICT, COVERING LANDS DESCRIBED IN EXHIBIT "A", RESERVING THE APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, AND MODIFYING ANY AND ALL RIGHTS TO SURFACE ENTRY THAT THE STATE MIGHT HAVE TO ENTER UPON THE PROPERTY DESCRIBED HEREIN, IN AND ABOVE A PLANE 500 FEET BELOW THE SURFACE.
5. AUTHORIZE THE DEPOSIT OF \$1,375,000, AND ANY PROPORTIONATE PROCEEDS FROM SUBSEQUENT SALE AND/OR DEVELOPMENT FROM ISSUANCE OF PATENT, IN THE SCHOOL LAND BANK FUND.

CALENDAR	AGE	145.3
MINUTE PAGE		1803

EXHIBIT "A"

LAND DESCRIPTION

SA 5660

PARCEL 1

Those portions of the southeast quarter of Section 11, the southwest quarter of Section 12, the northwest quarter of Section 13, and the northeast quarter of Section 14, in T3S, R7W, SBM in the Rancho La Sierra, City of Norco, County of Riverside, State of California, as per map of Sectionalized Survey of said Rancho recorded in Book 6, page 70 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

COMMENCING at the northwest corner of Lot 1 in Block 10 of Riverside Orange Heights Tract as shown on that map filed for record in Book 6, page 74 of Maps, in the Office of the County Recorder of said County; thence East along the northerly line of said Riverside Orange Heights Tract, 2293 feet to the southwest corner of that certain parcel of land conveyed to the Tonneson Citrus Company by deed recorded November 11, 1915, in Book 432, page 97 of Deeds in the Office of the County Recorder of said County, said southwest corner being the TRUE POINT OF BEGINNING; thence West 1010.00 feet along the northerly line of said Riverside Orange Heights Tract; thence N 00° 00' 16" E 2004.79 feet to the south line of Lot B of Norco Farms, Tract No. 5 as shown on that map filed for record in Book 14, pages 60, 61, and 62 of Maps, in the Office of the County Recorder of said County; thence East 154.61 feet along the south line of Lot B and the south line of Lot J of said Norco Farms Tract No. 5 to the southeast corner of said Lot J; thence North 806.05 feet along the east line of said Lot J thence S 89° 59' 52" E 855.31 feet, to a point that bears N 00° 00' 16" E from the northwest corner of that certain parcel of land conveyed to Tonneson Citrus Company, hereinbefore described; thence S 00° 00' 16" W 2150.80 feet to said northwest corner; thence South 660 feet along the west line of said parcel to the true point of beginning.

Parcel 1 containing 62.3 acres, more or less.

PARCEL 2

That portion of Section 13, T3S, R7W, SBM, in the Rancho La Sierra, City of Norco, County of Riverside, State of California, as per map of Sectionalized Survey of said Rancho filed for record in Book 6, page 70 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

COMMENCING at the northwest corner of Lot 1 of Block 10 of Riverside Orange Heights Tract as shown on that map filed for record in Book 6, page 74 of Maps, in the Office of the County Recorder of said County; thence East along the northerly line of said Riverside Orange Heights Tract, 2293 feet to the southwest corner of that certain parcel of land conveyed to the Tonneson Citrus Company by Deed recorded November 11, 1915, in Book 432, page 97 of Deeds in the Office of the County Recorder of said County; thence North 660 feet along the west line of said parcel to the northwest corner thereof and the TRUE POINT OF BEGINNING; thence N 00° 00' 16" E 60.00 feet; thence East 2040 feet along a line parallel

CALIFORNIA	AGE	145.4
MINUTES	PAGE	1804

with the north line of said parcel conveyed to Tonneson Citrus Company, to the northerly extension of the west line of Mountain Avenue, as said avenue is shown on Parcel Map 72-20 filed for record in Book 5, page 90 of Parcel Maps, in the Office of the County Recorder of said County; thence South 60.00 feet along said extension to the north line of the parcel conveyed to Tonneson Citrus Company; thence West 2040 feet along said north line to the true point of beginning.

Parcel 2 containing 2.81 acres, more or less.

PARCEL 1E

A non-exclusive easement for ingress and egress, street, and public utility purposes over and across that portion of Lot J (Western Avenue) of Norco Farms Tract No. 5, in the City of Norco, County of Riverside, State of California, as per map filed for record in Book 14, page 60 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

BEGINNING at the southeast corner of Lot J of Norco Farms Tract No. 5 as shown on that map filed for record in Book 14, pages 60, 61 and 62 of Maps, in the Office of the County Recorder of said County; thence North 2868.64 feet along the east line of said Lot J to the south line of Parcel 1 in Quitclaim Deed from the United States of America to the State of California, recorded March 30, 1962, in Book 3108, page 188 of Official records in the Office of the County Recorder of said County, thence West 30.00 feet along the south line of said Parcel 1 to the centerline of said Lot J; thence South 2868.64 feet along the centerline of said Lot J to the south line thereof; thence East 30.00 feet along said south line to the point of beginning.

Parcel 1E containing 1.98 acres, more or less.

PARCEL 2E

A non-exclusive easement for ingress and egress, street, and public utility purposes over and across those portions of Lot B (Third Street) and Lot J (Western Avenue) of Norco Farms Tract No. 5, in the City of Norco, County of Riverside, State of California, as per map filed for record in Book 14, page 60 of Maps, in the Office of the County Recorder of said County, described as a whole as follows:

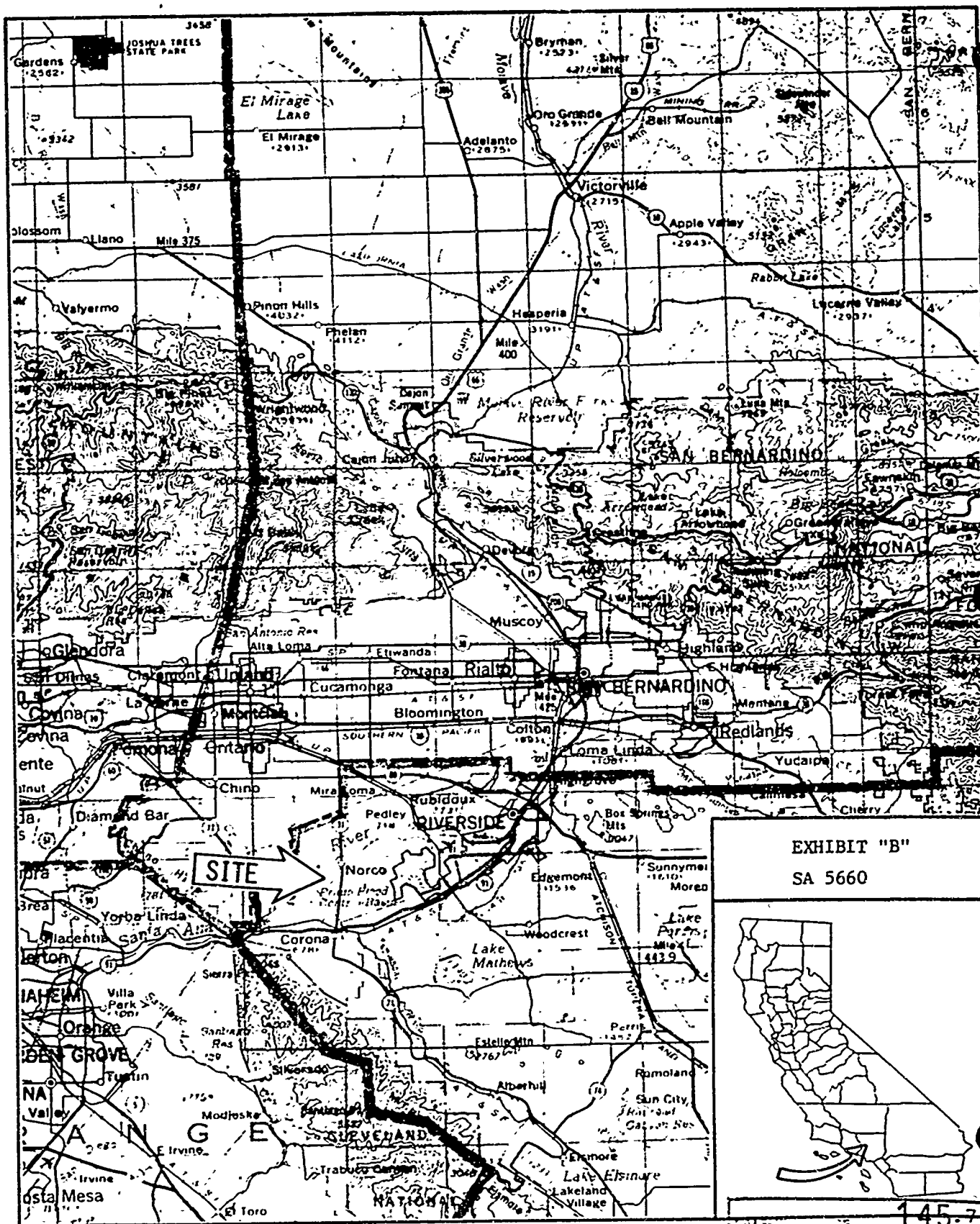
COMMENCING at the southeast corner of Lot J of Norco Farms Tract No. 5 as shown on that map filed for record in Book 14, pages 60, 61 and 62 of Maps, in the Office of the County Recorder of said County; thence West 30.00 feet along the south line of said Lot J to the centerline thereof and the TRUE POINT OF BEGINNING; thence West 124.61 feet along the south line of said Lot J and the south line of Lot B of said Norco Farms Tract No. 5; thence North 30.00 feet to the centerline of said Lot B; thence East 124.61 feet along said centerline and its prolongation to the centerline of said Lot J; thence South 30.00 feet along the centerline of said Lot J to the true point of beginning.

Parcel 2E containing 0.08 acres, more or less.

END OF DESCRIPTION

REVIEWED MAY 18, 1988 BY BIU 1.

CALENDAR PAGE	145.6
MINUTE PAGE	1806



SITE

EXHIBIT "B"
SA 5660



SCALE 1:45.7
MINUTE PAGE 18.07

EXHIBIT C

GENERAL PLAN
SA 5660

The State Lands Commission proposes to sell a 67.17 acre parcel of State school land in the City of Norco, Riverside County.

The Riverside Community College District has applied for purchase of the 67.17 acres as part of the planned Junior College facility in the City of Norco. Proceeds from the proposed sale would be deposited in the School Land Bank Account.

CALENDAR	CE	145.8
MINUTE PAGE		1808