

MINUTE ITEM

33. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11492, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, GILDRED DEVELOPMENT COMPANY - S.W.O. 7350.

After consideration of Calendar Item 42 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. REJECTS THE BIDS OF GILDRED DEVELOPMENT COMPANY, APPLICATION NO. 11492, LOS ANGELES LAND DISTRICT; AND OF ATOMIC INVESTMENTS, INC., APPLICATION NO. 11545, LOS ANGELES LAND DISTRICT; AND REFUND ALL DEPOSITS TO SAID BIDDERS;
2. WITHDRAWS FROM PUBLIC SALE SECTION 16, T. 17 S., R. 8 E., S.B.M., SAN DIEGO COUNTY.

Attachment
Calendar Item 42 (2 pages)

CALENDAR ITEM

42.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11492, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, GILDRED DEVELOPMENT COMPANY - S.W.O. 7350.

An offer was received from Gildred Development Company of San Diego, California, on June 30, 1959, to purchase Section 16, T. 17 S., R. 8 E., S.B.M., as shown on official U. S. plat of survey approved August 27, 1880, containing 640 acres more or less in San Diego County, for \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$6,400. The applicant deposited the necessary amount to meet this value.

The parcel is approximately 10 miles by road north of Jacumba. Access is by six miles of unimproved dirt road, crossing public and private lands. There is no evidence of water in the area. The highest and best use of the land is for recreational purposes (hiking and scenic views). The parcel is, for all practical purposes, without soil, inasmuch as granite outcroppings cover most of the area. The terrain is steep and rocky, and can be traversed only on foot. The elevation ranges from 3200 to 4500 feet.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,400. Prior to advertising, Atomic Investments, Inc., of San Diego, California (Application No. 11545, Los Angeles Land District, S.W.O. 7484), submitted an offer of \$6,400, or \$10 per acre; pursuant to advertising, the offer was increased to \$7,705.60, or \$12.04 per acre.

Under Section 2302(d) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (July 20, 1961) within which to submit the additional amount of \$1,305.60 to meet the highest qualified bid. The first applicant, Gildred Development Company met the highest bid within the period specified.

On October 6, 1961, the State Department of Fish and Game submitted a request that the subject Section 16 be retained in public ownership so that in the future it may be included with a National Cooperative Land and Wildlife Management Area under a program initiated by the Secretary of the Interior on August 11, 1961.

Therefore, current disposition of the land would require a land-policy determination by the Commission for this specific transaction. Determination of a program for such type transaction will be an integral factor in the overall land disposition and management program to be considered by the Commission pursuant to the requirements established at the time of the land-sales moratorium on May 24, 1960. It would appear that determination of such requirements can be integrated effectively into a full program only at the time of establishment of such program, in preference to piecemeal establishment.

CALENDAR ITEM 42 (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. REJECT THE BIDS OF GILDRED DEVELOPMENT COMPANY, APPLICATION NO. 11492, LOS ANGELES LAND DISTRICT; AND OF ATOMIC INVESTMENTS, INC., APPLICATION NO. 11545, LOS ANGELES LAND DISTRICT; AND REFUND ALL DEPOSITS TO SAID BIDDERS;
2. WITHDRAW FROM PUBLIC SALE SECTION 16, T. 17 S., R. 8 E., S.B.M., SAN DIEGO COUNTY.