

MINUTE ITEM

24. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 21, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY; JEAN L. SAINSEVAIN - S.W.O. 7994.

After consideration of Calendar Item 6 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE  $W\frac{1}{2}$  OF  $NW\frac{1}{4}$ , AND  $NE\frac{1}{4}$  OF  $NW\frac{1}{4}$  OF SECTION 28, T. 9 S., R. 12 E., S.B.M., CONTAINING 120 ACRES IN IMPERIAL COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JEAN L. SAINSEVAIN, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$10,500.

Attachment

Calendar Item 6 (2 pages)

CALENDAR ITEM

6.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 21, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY; JEAN L. SAINSEVAIN - S.W.O. 7994.

On September 11, 1963, an offer was received from Jean L. Sainsevain of Palos Verdes Estates, California, to purchase the  $W\frac{1}{2}$  of  $NW\frac{1}{4}$ , and  $NE\frac{1}{4}$  of  $NW\frac{1}{4}$  of Section 28, T. 9 S., R. 12 E., S.B.M., containing 120 acres in Imperial County, for \$6,000.

THE PROPERTY

Location: Property is approximately 27 airline miles southeast of Indio, and is approximately one mile north of Salton Sea.

Access: From the north only, via four-wheel-drive vehicle.

Water: None available.

Highest Use: Purely speculative at this time.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$6,000 (or an average of \$50 per acre), which amount has been deposited by the applicant.

The land was advertised for sale with a stipulation that bids must be in excess of the appraised value of \$6,000. As a result of advertising, the following offers were received:

<u>Applicant</u>	<u>Offer</u>
Milton R. Neuman, El Centro, California	\$10,500
D. R. Collins Encino, California	\$ 7,560

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 the date of opening of bids (April 28, 1964) within which to submit the additional amount of \$4,500 to meet the highest qualified bid. The first applicant, Jean L. Sainsevain, met the highest bid within the period specified.

All State agencies, as well as city and county governments and school districts, were circularized recently under the Commission's newly adopted policy. Both the County of Imperial and the State Division of Highways requested that the parcel be held for the maximum two-year period; however, these requests were subsequently waived, by resolution dated February 4, 1964, and by letter dated March 3, 1964, respectively.

CALENDAR ITEM 6. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE  $W\frac{1}{2}$  OF  $NW\frac{1}{4}$ , AND  $NE\frac{1}{4}$  OF  $NW\frac{1}{4}$  OF SECTION 28, T. 9 S., R. 12 E., S.B.M., CONTAINING 120 ACRES IN IMPERIAL COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JEAN L. SAINSEVAIN, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$10,500.