

MINUTE ITEM

8/26/70
LHG

28. SALE OF VACANT SCHOOL LAND, RIVERSIDE LAND DISTRICT, KERN COUNTY, APPLICATION NO. 164; ROBERT IRONE, JR., JOSEPH STELLO, AND CAROLYN S. STELLO - W-8589.

After consideration of Calendar Item 24 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1, THE $S\frac{1}{2}$ OF $S\frac{1}{2}$; PARCEL NO. 2, $N\frac{1}{2}$ OF $S\frac{1}{2}$ AND PARCEL NO. 3, $N\frac{1}{2}$, ALL IN SECTION 34, T. 12 N., R. 8 W., S.B.M., CONTAINING A TOTAL OF 503.72 ACRES MORE OR LESS IN KERN COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDERS, ROBERT IRONE, JR., JOSEPH STELLO AND CAROLYN S. STELLO, AT THE CASH PRICE OF \$24,200 FOR PARCEL NO. 1, \$22,600 FOR PARCEL NO. 2, AND \$25,802.20 FOR PARCEL NO. 3.

Attachment:

Calendar Item 24 (2 pages)

CALENDAR ITEM

8/70
W-8589
LHG

24.

SALE OF VACANT SCHOOL LAND
RIVERSIDE LAND DISTRICT
APPLICATION NO. 164
(Filed prior to April 23, 1970 Moratorium)

LOCATION: Approximately 7½ road miles northwest of Boron, Kern County.

APPRAISAL INFORMATION:

<u>Description</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Total Value</u>
S½ of S½, Section 34, T. 12 N., R. 8 W., S.B.M.	1	160 m/1	\$23,200.00
N½ of S½, Section 34, T. 12 N., R. 8 W., S.B.M.	2	160 m/1	\$21,600.00
N½, Section 34, T. 12 N., R. 8 W., S.B.M.	3	183.72 m/1	\$24,802.20

DESCRIPTION: Legal description: As in recommendation.

Suitability for Cultivation: Not suitable for cultivation without artificial irrigation.

Access: Single lane dirt road, assumed to be public, serves the parcels.

Water: No surface water - underground water unknown.

Terrain: Flat, smooth desert topography.

Elevation: 2,480 feet to 2,540 feet.

Cover: Heavy to sparse desert brush.

Highest and Best Use: Speculation - desert homesites.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 3, Chs. 1&2, Sec. 7301.
- b. Administrative Code: Title 2, Div. 3, Secs. 2300-2303, as amended May 10, 1969.

EXHIBIT: A. Location map.

BID INFORMATION: The lands were advertised, stating that bids would be received for all parcels, any one parcel, or any combination of parcels. Robert Irone, Jr., Joseph Stello and Carolyn S. Stello, the original applicants and the only bidders, offered \$24,200 for Parcel No. 1, \$22,600 for Parcel No. 2, and \$25,802.20 for Parcel No. 3. These bids total \$72,602.20, which is \$3,000 more than the staff's minimum appraised value.

CALENDAR ITEM 24 (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1, THE $S\frac{1}{2}$ OF $S\frac{1}{2}$; PARCEL NO. 2, $N\frac{1}{2}$ OF $S\frac{1}{2}$ AND PARCEL NO. 3, $N\frac{1}{2}$, ALL IN SECTION 34, T. 12 N., R. 8 W., S.B.M., CONTAINING A TOTAL OF 503.72 ACRES MORE OR LESS, IN KERN COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDERS, ROBERT IRONE, JR., JOSEPH STELLO AND CAROLYN S. STELLO, AT THE CASH PRICE OF \$24,200 FOR PARCEL NO. 1, \$22,600 FOR PARCEL NO. 2, and \$25,802.20 FOR PARCEL NO. 3.