

MINUTE ITEM

9/24/70  
LHG

19. SALE OF VACANT SCHOOL LANDS, APP. 163 (W-8459) AND APP. 175, RIVERSIDE LAND DISTRICT, SAN BERNARDINO COUNTY; PARCEL 1 TO ROBERT R. IRONE, JR., JOSEPH STELLO, AND CAROLYN S. STELLO; PARCELS 2, 3, AND 4 TO ALEXANDER KEITH.

After consideration of Calendar Item 12 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE FOLLOWING PARCELS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION:

- NO. 1: NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 4, T. 10 N., R. 6 W., S.B.M.
- NO. 2: NW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 4, T. 10 N., R. 6 W., S.B.M.
- NO. 3: N $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SECTION 28, T. 8 N., R. 7 W., S.B.M.
- NO. 4: NW $\frac{1}{4}$  OF NW $\frac{1}{4}$  OF SECTION 28, T. 8 N., R. 7 W., S.B.M.

2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDERS, AS FOLLOWS:

PARCEL NO. 1 TO ROBERT R. IRONE, JR., JOSEPH STELLO AND CAROLYN S. STELLO, AT THE CASH PRICE OF \$10,500.00; AND

PARCELS NO. 2, 3 AND 4 TO ALEXANDER KEITH AT THE CASH PRICES OF \$10,771.00, \$23,601.00 AND \$12,656.00, RESPECTIVELY.

Attachment:

Calendar Item 12 (2 pages)

CALENDAR ITEM

12.

9/70  
 App. 163, Riv. (W-8459)  
 App. 175, Riv.

LHG

SALE OF VACANT SCHOOL LANDS  
 RIVERSIDE LAND DISTRICT  
 (Application received prior to Moratorium)

LOCATION: Vicinity of Boron, San Bernardino County.

APPRAISAL AND BID INFORMATION:

<u>Parcel No.</u>	<u>Acreage</u>	<u>Appraised Value</u>	<u>Applicant</u>	<u>Bid</u>
1	40 M/L	\$10,120.00	Alexander Keith	\$10,321.00
			Robert R. Irone, Jr., Joseph Stello and Carolyn S. Stello	\$10,500.00
2	40 M/L	\$10,570.00	Alexander Keith	\$10,771.00
			Robert R. Irone, Jr. Joseph Stello and Carolyn S. Stello	\$10,750.00
3	80 M/L	\$23,200.00	Alexander Keith	\$23,601.00
			Robert R. Irone, Jr., Joseph Stello and Carolyn S. Stello	\$23,200.00
4	40 M/L	\$12,200.00	Alexander Keith	\$12,656.00

Legal description: As in recommendation.

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

Access:  
 Parcel No. 1: Highway 58 crosses northern portion.  
 Parcel No. 2: Highway 58 crosses northern portion.  
 Parcel No. 3: Single lane dirt road over private property.  
 Parcel No. 4: Single lane dirt road over private property.

Water: There are producing wells on properties in the vicinity; however, water is high in salts content. There is no surface water.

CALENDAR ITEM 12. (CONTD.)

Terrain: Even, flat desert.

Cover: Parcels 1 and 2 have low desert brush. Parcels 3 and 4 have low brush and some Joshua trees.

Highest and Best Use: Speculative subdivision.

OTHER PERTINENT INFORMATION:

The land was advertised for sale with the stipulation that any new bids be in excess of the appraised value. Bids were received as shown in the tabulation above, all higher than the appraised value.

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.

EXHIBITS: A. Location maps.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE FOLLOWING PARCELS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION:

- NO. 1: NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 4, T. 10 N., R. 6 W., S.B.M.
- NO. 2: NW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 4, T. 10 N., R. 6 W., S.B.M.
- NO. 3: N $\frac{1}{2}$  OF SW $\frac{1}{4}$  OF SECTION 28, T. 8 N., R. 7 W., S.B.M.
- NO. 4: NW $\frac{1}{4}$  OF NW $\frac{1}{4}$  OF SECTION 28, T. 8 N., R. 7 W., S.B.M.

2. AUTHORIZE THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDERS, AS FOLLOWS:

PARCEL NO. 1 TO ROBERT R. IRONE, JR., JOSEPH STELLO AND CAROLYN S. STELLO, AT THE CASH PRICE OF \$10,500.00; AND

PARCELS NO. 2, 3 AND 4 TO ALEXANDER KEITH AT THE CASH PRICES OF \$10,771.00, \$23,601.00 AND \$12,656.00, RESPECTIVELY.