

MINUTE ITEM

12/4/72
ATD

23. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 181, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY, TO U. S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT - RA 181.

After consideration of Calendar Item 21 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
2. FINDS THAT THE PORTION OF THE SW $\frac{1}{4}$, SECTION 36, T. 13 S., R. 17 E., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZES THE SALE TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, OF THAT PORTION OF THE SW $\frac{1}{4}$, SECTION 36, T. 13 S., R. 17 E., S.B.M., CONTAINING 10.71 ACRES MORE OR LESS, AS DESCRIBED IN EXHIBIT "A" ATTACHED, IN IMPERIAL COUNTY, FOR \$610, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERAL AND GEOTHERMAL RESOURCES.
4. AUTHORIZES ACCEPTANCE OF RENTAL IN THE AMOUNT OF \$27.45 FOR USE AND OCCUPANCY OF THE SUBJECT 10.17 ACRES FOR THE PERIOD OF MARCH 1, 1972, THROUGH NOVEMBER 30, 1972.
5. AUTHORIZES THE TERMINATION OF PRC 4653.2, EFFECTIVE NOVEMBER 30, 1972.

Attachment:

Calendar Item 21 (4 pages)

CALENDAR ITEM

11/72
ATD
RA 181

21.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 181,
RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY,
TO U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

On February 7, 1972, an application was filed by the United States Department of the Interior, Bureau of Land Management, to purchase a right-of-way for road and parking purposes over and upon the SW $\frac{1}{4}$ of Section 36, T. 13 S., R. 17 E., S.B.M., containing a total of 10.71 acres more or less in Imperial County (see Exhibit "A").

The applicant filed said application pursuant to provisions of the Right-of-Entry Permit, PRC 4653.2, authorized by the State Lands Commission on February 24, 1972, wherein permission was granted the U.S. Department of the Interior, Bureau of Land Management, to enter upon the parcels of land described in Exhibit "A" to permit timely construction of a roadway and parking facility. Provision one of the Right-of-Entry Permit reads as follows:

- "1. The term of this right-of-entry permit shall commence March 1, 1972, and shall continue until the lands described in Exhibit "A" are purchased by the permittee or until February 28, 1972, whichever shall occur first."

In order to expedite the sale transaction, and for compliance with federal regulations relating to such acquisitions of land by the Bureau of Land Management, the Bureau contracted a reputable independent appraiser to make a fair market value appraisal of the subject parcels. The State Lands Division staff has, after a thorough review of the independent appraiser's appraisal report, concurred with the unit value of \$60 per acre and the total value of the 10.17 acres of \$610, rounded off.

The land is not suitable for cultivation without artificial irrigation.

In accordance with Section 6371, Part 1 of Division 6 of the Public Resources Code, the Division has found that this sale is necessary for the health, welfare and safety of the people of the State of California. Use of the lands as proposed will eliminate the present unsafe practice of parking along Highway 78. In compliance with Section 6373, the recipient of the land embraced in this sale has provided a general plan for the use of the subject land to be transferred, including comments on the coordinated planning with other State and local agencies.

Provision three of the aforementioned Right-of-Entry Permit reads:

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- "3. Upon purchase of the lands described in Exhibit "A", the permittee shall pay to the State of California, over and above the purchase price of the lands, 6% per year on a pro-rata basis, of the purchase price of the land, for the use of the land during the term of this permit."

The fair rental for the period of March 1, 1972, through November 30, 1972, or 9 months of occupancy is \$27.45. The right-of-entry will no longer be required after the patent to the land is issued by the State of California.

The Property

LOCATION: Two parcels of school land, totalling 10.17 acres, are near Sand Hills Recreation Area, Imperial County.

ACCESS: State Highway 78.

WATER: None.

TERRAIN: Rolling sand dunes.

HIGHEST AND BEST USE:
Recreation.

OTHER PERTINENT INFORMATION:

Environmental Impact Report No. 34, which related to the prior lease application and covered the entire project, was circulated to agencies and persons with jurisdiction or expertise. There were no adverse comments.

An Environmental Fact Sheet relating to this application was similarly circularized and there were no adverse comments.

EXHIBITS: A. Legal Description.
B. Location Map.
C. Environmental Fact Sheet.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
2. FIND THAT THE PORTION OF THE SW⁴, SECTION 36, T. 13 S., R. 17 E., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZE THE SALE TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, OF THAT PORTION OF THE SW⁴, SECTION 36, T. 13 S., R. 17 E., S.B.M., CONTAINING 10.71 ACRES MORE OR LESS, AS DESCRIBED IN EXHIBIT "A" ATTACHED, IN IMPERIAL COUNTY FOR \$610, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERAL AND GEOTHERMAL RESOURCES.

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4. AUTHORIZE ACCEPTANCE OF RENTAL IN THE AMOUNT OF \$27.45 FOR USE AND OCCUPANCY OF THE SUBJECT 10.17 ACRES FOR THE PERIOD OF MARCH 1, 1972, THROUGH NOVEMBER 30, 1972.
5. AUTHORIZE THE TERMINATION OF PRC 4653.2, EFFECTIVE NOVEMBER 30, 1972.

Attachment: Exhibit "A"

EXHIBIT "A"

RA 181

PARCEL I

A strip of land 200 feet wide being a part of Section 36, T. 13 S., R. 17 E., S.B.M., in Imperial County, California, said strip of land being more particularly described as lying 100 feet on each side of the following described line:

COMMENCING at Station 0+00 on the centerline of State Highway 78 which station is 1930.2 feet north and 1141.8 feet east of the corner common to Sections 35 and 36, T. 13 S., R. 17 E., S.B.M.; and Sections 1 and 2, T. 14 S., R. 17 E., S.B.M.; thence S. 17° 36' E., 100 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning S. 17° 36' E., 83.55 feet to Station P.S. 1+83.55; thence southeasterly 150 feet along a spiral curve concave to the northeast having an "S" = 2° 15', to Station PSC 3+33.55; thence southeasterly 232.5 feet along a horizontal curve concave to the northeast having central angle of 11° 28' 30", to Station PCS 5+66.05; thence southeasterly 150 feet along a spiral curve concave to the northeast having an "S" = 2° 15', to Station PT 7+16.05; thence S. 29° 04' 30" E., 649.35 feet to Station P.S. 13+65.40; thence southwesterly 150 feet along a spiral curve concave to the southwest having an "S" = 2° 15', to Station 15+15.40; thence 574.7 feet along a horizontal curve concave to the southwest and having a central angle of 21° 44' 30", to Station PCS 20+90.12; thence 150 feet along a spiral curve concave to the southwest having an "S" = 2° 15' and to the section line common to Section 36, T. 13 S., R. 17 E., S.B.M., and Section 1, T. 14 S., R. 17 E., S.B.M.; and the terminus of the herein-described line.

PARCEL II

A 100-foot wide strip of land adjacent to, and parallel with the west line of the above-described strip of land; said strip of land being 400 feet in length and having a point of beginning lying 100 feet at a right angle in a westerly direction of a point on the centerline described as Station 10+00.

END OF DESCRIPTION