

MINUTE ITEM

29. APPLICATION TO PURCHASE VACANT STATE SCHOOL LAND, APPLICATION NO. 11096, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, STANFORD C. SHAW - S.W.O. 6621.

Following presentation of Calendar Item 24 attached, Mr. Stanford C. Shaw, the applicant, requested consideration of a final additional extension of time to April 19, 1959, in which to deposit funds to apply on the appraisals for only those parcels of land on which no second applications had been received. The Executive Officer indicated no objection to this additional extension, and recommended that it be granted.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION ADOPTED A RESOLUTION (1) CONFIRMING THE EXTENSIONS OF DEPOSIT TIME TO FEBRUARY 24, 1959, HERETOFORE GRANTED TO STANFORD C. SHAW, APPLICANT TO PURCHASE VACANT STATE SCHOOL LAND (APPLICATION NO. 11096); (2) FINDING THAT THE TOTAL REMAINING BALANCE OF DEPOSITS REQUIRED TO MEET THE APPRAISED VALUES OF THE CURRENT REMAINDER OF THE LANDS IN THE APPLICATION IS \$225,011.48, PLUS \$2,355.00 TO SUPPLEMENT THE ORIGINAL EXPENSE DEPOSIT; (3) AUTHORIZING A FURTHER EXTENSION OF TIME UNTIL 5:00 P.M. MARCH 6, 1959, WITHIN WHICH THE APPLICANT MUST DEPOSIT ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE OF PARCELS FOR WHICH SECOND APPLICATIONS TO PURCHASE HAVE BEEN FILED BY OTHER INDIVIDUALS, AND INCLUDING ADDITIONAL FUNDS TO COVER APPRAISALS OF SUCH OTHER PARCELS AS THE APPLICANT MAY ELECT TO INCLUDE IN THIS GROUP, AND, ADDITIONALLY, \$2,355.00 TO SUPPLEMENT THE ORIGINAL EXPENSE DEPOSIT; (4) AUTHORIZING A FURTHER FINAL EXTENSION OF TIME UNTIL 5:00 P.M. APRIL 19, 1959, AS A FINAL DATE BY WHICH THE APPLICANT MUST DEPOSIT ADDITIONAL SUMS TO MEET THE APPRAISED VALUES OF ANY REMAINING LANDS WITHIN THE SCOPE OF THE APPLICATION; (5) DIRECTING CANCELLATION OF THE APPLICATION AS TO THE REMAINING PARCELS OF LAND IF THE ADDITIONAL INTERIM DEPOSITS ARE NOT MADE BY 5:00 P.M. ON MARCH 6, 1959, OR FINAL DEPOSITS BY 5:00 P.M. ON APRIL 19, 1959, DEPENDING UPON THE APPLICANT'S SELECTION OF LANDS AND DEPOSITS OF FUNDS AS INDICATED IN (2), (3), AND (4) ABOVE. (6) IN THE EVENT OF CANCELLATION, AUTHORIZING REFUND OF ANY FUNDS CURRENTLY ON DEPOSIT WITH RESPECT THERETO, INCLUDING ANY APPLICABLE PORTION OF THE EXPENSE DEPOSIT LESS COSTS INCURRED TO DATE OF CANCELLATION.

Attachment

Calendar Item 24 (3 pages)

CALENDAR ITEM

24.

(APPLICATION TO PURCHASE VASANT STATE SCHOOL LAND, APPLICATION NO. 11096, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, STANFORD C. SHAW - S.W.O. 6621.)

An application has been received from Stanford C. Shaw to purchase 20,761.86 acres of vacant State school land in San Bernardino County, comprising 35 separate parcels. The applicant made an offer of \$53,159.60 as the minimum amount required to qualify an application, as required by the Rules and Regulations of the State Lands Commission. In accordance with the provisions of Section 6210.4(a) of the Public Resources Code, the areas in easements heretofore granted by the State must be excluded from sale. Easements covering a total of 7.44 acres are being relinquished by the holder thereof, which when completed will increase the total salable area to 20,769.30 acres.

Appraisal reports by the Commission's staff establish the value of the 20,769.30 acres at \$293,967.36. In accordance with Section 2302(a) of Title 2, Division 3, California Administrative Code (Rules and Regulations of the State Lands Commission), the applicant was notified by letter dated November 3, 1958, of the appraised value of all of the lands embraced in his application, and was allowed 20 days from receipt of the letter within which to deposit the additional amount of \$240,807.76 required to meet the appraised value. In addition, the applicant was requested to remit the additional sum of \$2,355 to supplement his original expense deposit, as authorized by Section 1903(b) of Title 2, Division 3, California Administrative Code (Rules and Regulations of the Commission).

Subsequent to completion of the aforesaid appraisal reports, and prior to forwarding to the applicant the notice referred to above, negotiations were undertaken with the City of Los Angeles, Department of Water and Power, to obtain relinquishment of easements heretofore granted by the State which traversed four parcels of land embraced in the application. Investigation disclosed that these easements were no longer in use. In addition, two parcels which appeared to be the subject of recent permits for mining activities were also cleared.

Subsequent to notification of deposit requirements, the applicant requested and was granted three extensions, one of 31 days, the second of 15 days, and the third of 12 days, within which to deposit the additional amounts necessary to meet application requirements. These extensions were requested to enable the applicant to appraise the lands independently for the purpose of determining to his satisfaction that the values established by the staff were fair and equitable and representative of current market values.

The last extension granted within which to deposit required funds expired at 5:00 p.m., January 22, 1959. On this date the applicant submitted a check in the amount of \$966.28 to meet the appraised value of two parcels of land included in his application. By letter of the same date the applicant requested

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withdrawal of two other parcels of land from the application. Processing of the application as to the two parcels on which the appraised values were met is proceeding in accordance with existing Rules and Regulations of the Commission, and publication of notice to receive sealed bids has occurred.

These changes in the application may be reflected dollarwise as follows:

Total appraised value of lands applied for		\$293,967.36
Less: Value of 2 parcels to be purchased separately		12,806.28
2 parcels deleted from application		<u>14,830.00</u>
Appraised value of remaining lands		\$266,311.08
Original deposit by applicant	\$53,159.60	
Subsequent deposit on 2 parcels to be purchased	<u>966.28</u>	
Total deposit on lands	\$54,125.88	
Less: Amount required on 2 parcels to be purchased separately	<u>12,806.28</u>	
Amount available for remaining lands		<u>\$ 41,319.60</u>
Additional amount of deposit required		<u><u>\$225,011.48</u></u>

On the remainder of the lands, the applicant has requested a further extension of time for deposit until March 5, 1959, to pursue his study of the property. Such an extension was granted to the date of the February meeting of the Commission, February 24, 1959. The applicant was notified that the time within which the additional amounts must be deposited expires at 5:00 p.m. on February 24, 1959. He was also advised that the extension granted on January 22, 1959, was subject to confirmation and approval by the Commission at the February meeting, and that recommendations would be made by the staff at that time relating to the deposit of additional funds in connection with his application.

The values established by appraisal on July 1, 1958, soon will be outdated. Therefore, any substantial extension of deposit time beyond February 24, 1959, may render the appraisal obsolete, and may result in the necessity for re-appraising the land.

IT IS RECOMMENDED THAT THE COMMISSION: (1) CONFIRM THE EXTENSIONS OF DEPOSIT TIME TO FEBRUARY 24, 1959, HERETOFORE GRANTED TO STANFORD C. SHAW, APPLICANT TO PURCHASE VACANT STATE SCHOOL LAND (APPLICATION NO. 11096); (2) AUTHORIZE A

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FURTHER EXTENSION OF TIME UNTIL 5:00 P.M., MARCH 6, 1959, WITHIN WHICH THE APPLICANT MUST DEPOSIT THE SUM OF \$227,366.48, \$225,011.48 OF WHICH IS TO MEET THE APPRAISED VALUE OF THE REMAINING LANDS IN HIS APPLICATION AND \$2,355 OF WHICH IS TO SUPPLEMENT THE ORIGINAL EXPENSE DEPOSIT; (3) DIRECT CANCELLATION OF THE APPLICATION AS TO THE REMAINING LANDS IF THE ADDITIONAL DEPOSIT IS NOT MADE BY 5:00 P.M. ON MARCH 6, 1959, AND AUTHORIZE REFUND OF ANY FUNDS CURRENTLY ON DEPOSIT WITH RESPECT THERETO, INCLUDING ANY APPLICABLE PORTION OF THE EXPENSE DEPOSIT LESS COSTS INCURRED TO DATE OF CANCELLATION.