

MINUTE ITEM

9. (A) STUDY AND EVALUATION OF POLICY WITH RESPECT TO SALE OF STATE SCHOOL LANDS, STATEWIDE - W.O. 3490.3.

The Executive Officer reported that all proposed sales of vacant State school lands appearing on the current calendar had been processed in accordance with the procedure established as a result of the action taken by the Commission at its meeting of May 24, 1960 (at which time a moratorium on land sales was put into effect), for clearing with interested State agencies before completing any applications already on file. These sales have been screened by 26 State agencies which have land acquisition programs, and none has indicated an interest in the lands included in the following reports. The Division of Highways has advised that it is interested in the program of being permitted to screen the available lands, and commended the Commission for this action. All land sale items which are brought to the Commission for action in the future will have been so screened. Of the applications which were on hand at the time the moratorium went into effect, about 90 to 100 still remain to be processed. No new purchase applications have been accepted since the date of the moratorium.

In response to a question by the Chairman, the Executive Officer reported that it was estimated that the staff report being prepared for consideration by the Commission in connection with land sales would be ready in not less than six months, after which time lifting of the moratorium could be considered.

(B) SALES OF VACANT STATE SCHOOL LANDS.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
26	7632	John E. Bennett
21	7311	Joseph T. Kaderabek
22	7380	Ben Mednick and Richard Mednick
20	7295	Jacob Meltzer
24	7449	Theodore G. Mobley
27	7640	Pasadena Christian School, Inc.
23	7430	John J. Pytel
25	7495	Karl F. Weikel

Attachments

Calendar Items Nos. 26, 21, 22, 20,
24, 27, 23, and 25 (8 pages)

A 3, 34, 38, 39, 72 & 73
S 4, 25, 34 & 36

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CALENDAR ITEM

26.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11614, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JOHN E. BENNETT - S.W.O. 7632.

An offer has been received from John E. Bennett of Homewood, California, to purchase the SW $\frac{1}{4}$ of Section 16, T. 1 S., R. 14 E., S.B.M., containing 160 acres in San Bernardino County, for \$4,480, or \$28 per acre, the minimum value established by a current prior appraisal. The appraisal report shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$4,480. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$ OF SECTION 16, T. 1 S., R. 14 E., S.B.M., CONTAINING 160 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, JOHN E. BENNETT, AT A CASH PRICE OF \$4,480.

— CALENDAR ITEM

21.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5426, SACRAMENTO LAND DISTRICT, MONTEREY COUNTY, JOSEPH T. KADERABEK - S.W.O. 7311.

An offer has been received from Joseph T. Kaderabek of Irons, Michigan, to purchase the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, T. 19 S., R. 5 E., M.D.M., containing 40 acres in Monterey County, for \$324, or \$8.10 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$8.10 per acre, or a total of \$324.

The land was advertised for sale with a stipulation that bids must be in excess of \$324. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 36, T. 19 S., R. 5 E., M.D.M., CONTAINING 40 ACRES IN MONTEREY COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, JOSEPH T. KADERABEK, AT A CASH PRICE OF \$324.

CALENDAR ITEM

22.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11498, LOS ANGELES LAND DISTRICT, KERN COUNTY, BEN MEDNICK AND RICHARD MEDNICK - S.W.O. 7380.

An offer has been received from Ben Mednick and Richard Mednick of Beverly Hills, California, to purchase the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 16, T. 30 S., R. 37 E., M.D.M., containing 80 acres in Kern County, for \$1,600, or \$20 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$20 per acre, or a total of \$1,600.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,600. Pursuant to advertising, two bids were received:

- (1) Oscar Rudnick Trust of Bakersfield, California (App. 11629, Los Angeles Land District - S.W.O. 7675), submitted a bid of \$2,008, or \$25.10 per acre.
- (2) Anthony Frigoletto and Laura Frigoletto of Woodside, New York (App. 11630, Los Angeles Land District - S.W.O. 7676), submitted a bid of \$2,400, or \$30 per acre.

Under Section 2302(d) of Article 5 of the rules and regulations of the State Lands Commission, the first applicants were allowed twenty days from date of opening of bids (May 4, 1960) within which to submit the additional amount of \$800 to meet the highest qualified bid. The first applicants, Ben Mednick and Richard Mednick, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 16, T. 30 S., R. 37 E., M.D.M., CONTAINING 80 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANTS, BEN MEDNICK AND RICHARD MEDNICK, WHO HAVE MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$2,400.

CALENDAR ITEM

20.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11466, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JACOB MELTZER - S.W.O. 7295.

An offer has been received from Jacob Meltzer of Los Angeles, California, to purchase Section 16, T. 12 N., R. 20 E., S.B.M., containing 640 acres in San Bernardino County, for \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$17.50 per acre, or a total of \$11,200. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$11,200. Pursuant to advertising, Max Schlosser of San Bernardino, California (App. 11631, Los Angeles Land District - S.W.O. 7679), submitted a bid of \$12,205, or \$19.07+ per acre.

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 date of opening of bids (May 6, 1960) within which to submit the additional amount of \$1,005 to meet the highest qualified bid. The first applicant, Jacob Meltzer, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 12 N., R. 20 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JACOB MELTZER, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$12,205.

CALENDAR ITEM

24.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11524, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, THEODORE G. MOBLEY - S.W.O. 7449.

An offer has been received from Theodore G. Mobley of North Hollywood, California, to purchase the S $\frac{1}{2}$ of the N $\frac{1}{2}$ and the S $\frac{1}{2}$ of Section 36, T. 16 N., R. 14 E., S.B.M., containing 480 acres in San Bernardino County, for \$960, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$17.25 per acre, or a total of \$8,280. At the request of the applicant, an extension of thirty days was granted within which to deposit the required funds. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$8,280. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE S $\frac{1}{2}$ OF THE N $\frac{1}{2}$ AND THE S $\frac{1}{2}$ OF SECTION 36, T. 16 N., R. 14 E., S.B.M., CONTAINING 480 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE THIRTY-DAY EXTENSION GRANTED TO THE APPLICANT, THEODORE G. MOBLEY, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, THEODORE G. MOBLEY, AT A CASH PRICE OF \$8,280.

CALENDAR ITEM

27.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11618, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, PASADENA CHRISTIAN SCHOOL, INC. - S.W.O. 7640.

An offer has been received from Pasadena Christian School, Inc., of Pasadena, California, to purchase the E $\frac{1}{2}$ of Section 36, T. 3 N., R. 15 E., S.B.M., containing 320 acres in San Bernardino County, for \$3,680, or \$11.50 per acre, the minimum value established by a prior appraisal of recent date. The appraisal report shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,680. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE E $\frac{1}{2}$ OF SECTION 36, T. 3 N., R. 15 E., S.B.M., CONTAINING 320 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, PASADENA CHRISTIAN SCHOOL, INC., AT A CASH PRICE OF \$3,680.

CALENDAR ITEM

23.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5454, SACRAMENTO LAND DISTRICT, LAKE COUNTY, JOHN J. PYTEL - S.W.O. 7430.

An offer has been received from John J. Pytel of Daly City, California, to purchase the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sect. 22, T. 12 N., R. 6 W., M.D.M., containing 120 acres in Lake County, for \$900, or \$7.50 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$1,200. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,200. Pursuant to advertising, William V. Bode of Clear Lake Highlands, California (App. 5490, Sacramento Land District - S.W.O. 7672), submitted a bid of \$1,560, or \$13 per acre.

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 date of opening of bids (May 2, 1960) within which to submit the additional amount of \$360 to meet the highest qualified bid. The first applicant, John J. Pytel, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND THE N $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 22, T. 12 N., R. 6 W., M.D.M., CONTAINING 120 ACRES IN LAKE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JOHN J. PYTEL, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$1,560.

CALENDAR ITEM

25.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11551, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, KARL F. WEIKEL - S.W.O. 7495.

An offer has been received from Karl F. Weikel of Searchlight, Nevada, to purchase Section 16, T. 15 N., R. 17 E., and Section 36, T. 15½ N., R. 16 E., S.B.M., containing a total of 1,280 acres in San Bernardino County, for \$2,560, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values as follows:

	<u>Price Per Acre</u>	<u>Total Value</u>
Section 16, T. 15 N., R. 17 E., S.B.M.	\$19.75 average	\$12,640
Section 36, T. 15½ N., R. 16 E., S.B.M.	20.00	12,800
Total		\$25,440

The applicant deposited the necessary amount to meet the total appraised value of \$25,440.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on all lands in any parcel or combination of parcels above-described. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 15 N., R. 17 E., AND SECTION 36, T. 15½ N., R. 16 E., S.B.M., CONTAINING A TOTAL OF 1,280 ACRES IN SAN BERNARDINO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, KARL F. WEIKEL, AT A CASH PRICE OF \$25,440.