

MINUTE ITEM

27. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11596, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JOHN D. LAYMAN - S.W.O. 7579.

After consideration of Calendar Item 10 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE $N\frac{1}{2}$, $N\frac{1}{2}$ OF $SE\frac{1}{4}$ AND LOTS 1 AND 2 OF SECTION 36, T. 8 S., R. 5 E., S.B.M., AS SHOWN ON OFFICIAL U.S. PLAT OF SURVEY APPROVED JULY 26, 1911, CONTAINING 480.76 ACRES MORE OR LESS, IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JOHN D. LAYMAN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$5,769.12.

Attachment
Calendar Item 10 (1 page)

CALENDAR ITEM

10.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11596, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, JOHN D. LAYMAN - S.W.O. 7579.

An offer was received from John D. Layman of Pasadena, California, on February 9, 1960, to purchase the $N\frac{1}{2}$, $N\frac{1}{2}$ of $SE\frac{1}{4}$ and Lots 1 and 2 of Section 36, T. 8 S., R. 5 E., S.B.M., as shown on official U. S. plat of survey approved July 26, 1911, containing 480.76 acres more or less, in Riverside County, for \$961.52, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$4,807.60. The applicant deposited the necessary amount to meet this value.

The parcel lies at an elevation of between 2400 and 3000 feet, and is located approximately 13 air-line miles and 20 miles by road and trail north of Borrego Springs. The access road, which goes through Borrego State Park, terminates at the confluence of a dry wash and a rock canyon; to reach the parcel by vehicle, it would be necessary to construct approximately one mile of road up the dry wash. The access road is subject to flash flooding. The soil is decomposed granite, and there are numerous granite outcroppings. Vegetation consists of sparse cover of greasewood. There is no known water on the parcel, nor in the immediate vicinity. The highest and best use of the parcel would be for recreation.

The land was advertised for sale with a stipulation that bids must be in excess of \$4,807.60. Pursuant to advertising, Marie A. Hansen of South Pasadena, California (Application No. 11675, Los Angeles Land District, S.W.O. 7868), submitted a bid of \$5,769.12 or \$12 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 (August 16, 1961) within which to submit the additional amount of \$961.52 to meet the highest bid. The first applicant, John D. Layman, met the highest qualified bid within the period specified.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE $N\frac{1}{2}$, $N\frac{1}{2}$ OF $SE\frac{1}{4}$ AND LOTS 1 AND 2 OF SECTION 36, T. 8 S., R. 5 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED JULY 26, 1911, CONTAINING 480.76 ACRES MORE OR LESS, IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JOHN D. LAYMAN, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$5,769.12.