

MINUTE ITEM

20. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11672, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, KENNETH M. CLAYPOOL - S.W.O. 7854.

After consideration of Calendar Item 1 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT SECTION 16, T. 7 N., R. 19 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED MARCH 17, 1913, CONTAINING 640 ACRES MORE OR LESS IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO TWO RIGHTS-OF-WAY:
 - A. GRANTED BY THE STATE ON SEPTEMBER 15, 1934 TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR TRANSMISSION AND TELEPHONE LINE PURPOSES (LOCATION 10183, LOS ANGELES) OVER AND ACROSS THE $W\frac{1}{2}$ OF SAID SECTION 16; AND
 - B. GRANTED BY THE STATE ON FEBRUARY 19, 1957, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINE PURPOSES, INCLUDING NECESSARY APPURTENANCES (P.R.C. 1612.2, W.O. 2432), OVER AND ACROSS THE $S\frac{1}{2}$ OF $N\frac{1}{2}$ OF SAID SECTION 16, AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, KENNETH M. CLAYPOOL, AT A CASH PRICE OF \$8,800.

Attachment
Calendar Item 1 (1 page)

CALENDAR ITEM

1.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11672, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, KENNETH M. CLAYPOOL - S.W.O. 7854.

An offer was received from Kenneth M. Claypool of Orange, California, to purchase Section 16, T. 7 N., R. 19 E., S.B.M., as shown on official U. S. plat of survey approved March 17, 1913, containing 640 acres more or less in San Bernardino County, for \$1,388.80, or \$2.17 per acre. This application was filed June 20, 1960, subject to an application filed on March 24, 1960. Subsequently, the prior application was canceled for failure to meet the appraised value, and Kenneth M. Claypool thereby became the first applicant.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$13.75 per acre, or a total of \$8,800. The applicant deposited the necessary amount to meet the appraised value.

The parcel is approximately 9.7 miles south of Highway 66 on a dirt road, and Needles is approximately 34 miles distant in a northerly direction. There is no known water source locally. Vegetative cover consists principally of creosote and saltbush with Cholla, Barrel Cactus and Spanish Bayonette. Elevation ranges between 1,980 and 2,140 feet. The highest and best use of the parcel is for seasonal cabin sites.

The land was advertised for sale with a stipulation that bids must be in excess of \$8,800. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 7 N., R. 19 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED MARCH 17, 1913, CONTAINING 640 ACRES MORE OR LESS IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
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 - B. GRANTED BY THE STATE ON FEBRUARY 19, 1957, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PIPELINE PURPOSES, INCLUDING NECESSARY APPURTENANCES (P.R.C. 1812.2, W.O. 2432), OVER AND ACROSS THE S $\frac{1}{2}$ OF N $\frac{1}{2}$ OF SAID SECTION 16, AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, KENNETH M. CLAYPOOL, AT A CASH PRICE OF \$8,800.