

MINUTE ITEM

13. SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10686, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY; LAURENCE W. FOREMAN - S.W.O. 5812.

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

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 11, T. 14 S., R. 2 W., S.B.M. (CONTAINING 40 ACRES IN SAN DIEGO COUNTY); AND
2. APPROVES THE SELECTION OF SAID LAND.

Attachment

Calendar Item 1.(1 page)

CALENDAR ITEM

1.

SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10686, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY; LAURENCE W. FOREMAN - S.W.O. 5812.

An offer was received from Laurence W. Foreman of Los Angeles, California, to purchase the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 11, T. 14 S., R. 2 W., S.B.M. (containing 40 acres in San Diego County), for \$200 (or an average price of \$5 per acre).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the land at \$100,000 (or an average price of \$2,500 per acre). Three extensions totaling 152 days were granted to the applicant within which to deposit the required funds or to undertake an independent appraisal for the purpose of verifying the value established by staff appraisers. The applicant failed to deposit the required funds or to submit a completed independent appraisal for review within the specified period.

Poway is one mile south of the land via unimproved private dirt road; however, the road has been used by the public for many years without restriction. Escondido is thirteen miles north, providing shopping and other facilities. There is no surface water and the possibility of developing an underground source is unlikely. Water can be obtained from the Poway Municipal Water District. The terrain is flat to rolling, with an elevation ranging between 625 and 700 feet. Vegetative cover consists of deer vetch, some sumac with an understory of wild oats, soft chess, filaree and fescue. The highest and best use of the parcel would be for homesites and subdivision, with a secondary use as a county park or institution.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on October 7, 1960.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 11, T. 14 S., R. 2 W., S.B.M. (CONTAINING 40 ACRES IN SAN DIEGO COUNTY); AND
2. APPROVE THE SELECTION OF SAID LAND.