

MINUTE ITEM

33. APPLICATION FOR ONE-YEAR LEASE OF 21,120 ACRES SCHOOL LANDS WITHIN FORT IRWIN NEAR BARSTOW IN SAN BERNARDINO COUNTY; UNITED STATES OF AMERICA - W.O. 4342, P.R.C. 3018.2.

After consideration of Supplemental Calendar Item 31 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO EXECUTE A LEASE WITH THE UNITED STATES FOR MILITARY PURPOSES FOR A TERM OF ONE YEAR COMMENCING JULY 1, 1962, CONSIDERATION TO BE \$21,120, COVERING APPROXIMATELY 21,120 ACRES OF SCHOOL LANDS IN SAN BERNARDINO COUNTY DESCRIBED AS FOLLOWS:

SECTIONS 16 AND 36, T. 15 N., R. 1 E.
E $\frac{1}{2}$ SECTION 16, ALL SECTION 36, T. 16 N., R. 1 E.
S $\frac{1}{2}$ SECTION 36, T. 17 N., R. 1 E.
SECTIONS 16 AND 36, T. 13 N., R. 2 E.
SECTION 16, S $\frac{1}{2}$ OF SECTION 36, T. 14 N., R. 2 E.
SECTION 16, T. 15 N., R. 2 E.
SECTIONS 16 AND 36, T. 16 N., R. 2 E.
N $\frac{1}{2}$ SECTION 16, T. 17 N., R. 2 E.
SECTION 36, T. 18 N., R. 2 E.
SECTION 16, T. 12 N., R. 3 E.
SECTIONS 16 AND 36, T. 13 N., R. 3 E.
SECTION 16 AND SW $\frac{1}{4}$ SECTION 36, T. 14 N., R. 3 E.
SECTION 36, T. 15 N., R. 3 E.
S $\frac{1}{2}$ SECTION 36, T. 16 N., R. 3 E.
SECTION 16, T. 17 N., R. 3 E.
SECTIONS 16 AND 36, T. 13 N., R. 4 E.
NW $\frac{1}{4}$ SECTION 16, T. 14 N., R. 4 E.
SECTIONS 16 AND 36, T. 15 N., R. 4 E.
NW $\frac{1}{4}$ SECTION 16 AND N $\frac{1}{2}$ SECTION 36, T. 16 N., R. 4 E.
SECTION 16, T. 13 N., R. 5 E.
SECTIONS 16 AND 36, T. 14 N., R. 5 E.
SECTIONS 16 AND 36, T. 15 N., R. 5 E.
NE $\frac{1}{4}$ AND SW $\frac{1}{4}$ SECTION 16, ALL SECTION 36, T. 16 N., R. 5 E.
SECTION 16, T. 14 N., R. 6 E.
SECTION 16, T. 15 N., R. 6 E.
NW $\frac{1}{4}$ AND S $\frac{1}{2}$ SECTION 16, T. 16 N., R. 6 E.
S.B.B. & M.

Attachment
Calendar Item 31 (2 pages)

SUPPLEMENTAL CALENDAR ITEM

31.

APPLICATION FOR ONE-YEAR LEASE OF 21,120 ACRES SCHOOL LANDS WITHIN FORT IRWIN NEAR BARSTOW IN SAN BERNARDINO COUNTY; UNITED STATES OF AMERICA - W.O. 4342.

In 1942 the United States was granted a permit to use school lands within Camp Irwin for military training purposes. In 1951 the permit was revoked and a lease was issued covering the 21,120 acres of school lands at an annual rental of \$1,300. The lease expired on June 30, 1962.

The U. S. Army Corps of Engineers, acting for the United States Government, desires to obtain fee title to the State school lands now that Camp Irwin has been designated as a Fort, a more permanent facility. The Corps would like to obtain possession by exchanging other government-owned land for the State land. However, completion of an exchange is very time consuming, so an offer has been made to pay the State \$21,120 for use of the school land for one year from July 1, 1962, through June 30, 1963. It is proposed to then negotiate a new lease commencing July 1, 1963, with the rental based upon a new appraisal of the properties involved, subject to termination upon the consummation of an exchange.

In January of 1960, a member of the Division staff prepared an appraisal of the 21,120 acres in Fort Irwin for exchange purposes; the value was then estimated to be \$318,000. Using this figure, the annual rent at 6% would be \$19,080. A spot sample study was made to find the recent value trend of property in the vicinity of Fort Irwin, and it was found that marketable property appreciated 40% between January 1960 and July 1962. However, since much of the Fort Irwin school land is remote and mountainous, while the sales properties are more accessible and of better quality, blanket application of the 40% increment cannot be justified. This problem can be resolved only by reappraisal using the market data approach, that is, by comparing properties actually sold with those State lands within the installation having similar physical characteristics.

It is the opinion of the staff that the offer of \$21,120 should be accepted for use of the 21,120 acres for one year since it appears fair and equitable. This lease will afford the opportunity to determine the value for future lease or establish the base for ultimate exchange.

IT IS RECOMMENDED THAT THE EXECUTIVE OFFICER BE AUTHORIZED TO EXECUTE A LEASE WITH THE UNITED STATES FOR MILITARY PURPOSES FOR A TERM OF ONE YEAR COMMENCING JULY 1, 1962, CONSIDERATION TO BE \$21,120, COVERING APPROXIMATELY 21,120 ACRES OF SCHOOL LANDS IN SAN BERNARDINO COUNTY DESCRIBED AS FOLLOWS:

SECTIONS 16 AND 36, T. 15 N., R. 1 E.
E $\frac{1}{2}$ SECTION 16, ALL SECTION 36, T. 16 N., R. 1 E.
S $\frac{1}{2}$ SECTION 36, T. 17 N., R. 1 E.
SECTIONS 16 AND 36, T. 13 N., R. 2 E.
SECTION 16, S $\frac{1}{2}$ OF SECTION 36, T. 14 N., R. 2 E.
SECTION 16, T. 15 N., R. 2 E.

SUPPLEMENTAL CALENDAR ITEM 31. (CONTD.)

SECTIONS 16 AND 36, T. 16 N., R. 2 E.
N $\frac{1}{2}$ SECTION 16, T. 17 N., R. 2 E.
SECTION 36, T. 18 N., R. 2 E.
SECTION 16, T. 12 N., R. 3 E.
SECTIONS 16 AND 36, T. 13 N., R. 3 E.
SECTION 16 AND SW $\frac{1}{4}$ SECTION 36, T. 14 N., R. 3 E.
SECTION 36, T. 15 N., R. 3 E.
S $\frac{1}{2}$ SECTION 36, T. 16 N., R. 3 E.
SECTION 16, T. 17 N., R. 3 E.
SECTIONS 16 AND 36, T. 13 N., R. 4 E.
NW $\frac{1}{4}$ SECTION 16, T. 14 N., R. 4 E.
SECTIONS 16 AND 36, T. 15 N., R. 4 E.
NW $\frac{1}{4}$ SECTION 16 AND N $\frac{1}{2}$ SECTION 36, T. 16 N., R. 4 E.
SECTION 16, T. 13 N., R. 5 E.
SECTIONS 16 AND 36, T. 14 N., R. 5 E.
SECTIONS 16 AND 36, T. 15 N., R. 5 E.
NE $\frac{1}{4}$ AND SW $\frac{1}{4}$ SECTION 16, ALL SECTION 36, T. 16 N., R. 5 E.
SECTION 16, T. 14 N., R. 6 E.
SECTION 16, T. 15 N., R. 6 E.
NW $\frac{1}{4}$ AND S $\frac{1}{2}$ SECTION 16, T. 16 N., R. 6 E.
S.B.B. & M.