

MINUTE ITEM

22. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10711-B, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY; CITY OF SAN DIEGO - S.W.O. 5876.

After consideration of Calendar Item 25 attached, and upon motion duly made and unanomously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LANDS EMBRACED IN THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 12, T. 18 S., R. 2 E.; LOT 8 OF SECTION 4; SW $\frac{1}{4}$ AND W $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 5; NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 7; AND NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 8, T. 18 S., R. 3 E., S.B.M., CONTAINING 370 ACRES IN SAN DIEGO COUNTY;
2. FINDS THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION; AND
3. APPROVES THE SELECTION AND AUTHORIZES THE SALE OF SAID LANDS, FOR CASH, TO THE CITY OF SAN DIEGO, AT THE APPRAISED PRICE OF \$15,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

Attachment
Calendar Item 25 (3 pages)

CALENDAR ITEM

25.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10711-B, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY; CITY OF SAN DIEGO - S.W.O. 5876.

An offer has been received from the City of San Diego to purchase the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, T. 18 S., R. 2 E.; Lot 8 of Section 4; SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 5; NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7; and NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, T. 18 S., R. 3 E., S.B.M., containing 370 acres in San Diego County. The land may be obtained by the State from the federal government under the indemnity selection procedure. The applicant made an offer of \$1,850, or \$5 per acre.

DESCRIPTION OF PROPERTY AND APPRAISED VALUE

Parcel No. 1

Location:

T. 18 S., R. 3 E., S.B.M.

NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7 (40 acres); NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8 (40 acres); SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 5 (240 acres). Established appraised value for 320 acres at \$40 per acre, \$12,800. State Highway No. 94, a hard-surface, two-lane highway, runs east and west within one-half mile of the south boundary.

Access:

None by public road; by foot over private property only.

Water:

One spring (which is dry during seasons of short rainfall) in SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, T. 18 S., R. 3 E., S.B.M., near the southeast corner.

Cover:

Mostly brush; sparse cover of ceanothus, chemise and some annuals.

Highest Use:

Watershed cover.

Parcel No. 2

Location:

T. 18 S., R. 3 E., S.B.M.

Lot 8 (SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 4 (10 acres). Established appraised value at \$100 per acre, \$1000. The property lies 35 airline miles east of San Diego.

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Access:

Access is south from the subject property two miles by county road to Barrett Junction and State Highway No. 94, thence 35 miles west to San Diego.

Water:

There is no year-round surface water on this land. Local residents say that potable water is available in Cottonwood Creek channel at 30-foot depth.

Cover:

Creek channel - 40% bare of cover.
Bench - 30% brush, but mainly cottonwood trees, enough to provide shade.
Hill - 30-50% cover of chemise and ceanothus.
Some annuals throughout and very little grass.

Highest Use:

Watershed cover.

Parcel No. 3

Location:

T. 18 S., R. 2 E., S.B.M.

NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12 (40 acres). Established appraised value at \$50 per acre, \$2,000. State Highway No. 94 runs within 300' of the SW corner of the property, and it is 34 miles to San Diego from this point.

Access:

The City of San Diego water conduit runs between the highway and this tract. Access from the highway and across the conduit is restricted by locked gates.

Water:

There is no water except seasonal run-off.

Cover:

Thin cover (30%) of semi-desert species, mostly ceanothus and chemise, with some annuals and a small amount of grass.

Highest Use:

Watershed cover.

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The staff appraisal indicates that none of the three parcels is suitable for cultivation without artificial irrigation.

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 February 21, 1963.

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.

IT IS RECOMMENDED:

- (1) THAT THE COMMISSION DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LANDS EMBRACED IN THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 12, T. 18 S., R. 2 E.; LOT 8 OF SECTION 4; SW $\frac{1}{4}$ AND W $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SECTION 5; NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 7; AND NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 8, T. 18 S., R. 3 E., S.B.M., CONTAINING 370 ACRES IN SAN DIEGO COUNTY;
- (2) THAT THE COMMISSION FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION; AND
- (3) THAT THE COMMISSION APPROVE THE SELECTION AND AUTHORIZE THE SALE OF SAID LANDS, FOR CASH, TO THE CITY OF SAN DIEGO, AT THE APPRAISED PRICE OF \$15,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.