

MINUTE ITEM

25. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10641, LOS ANGELES LAND DISTRICT; MOLYBDENUM CORPORATION OF AMERICA - S.W.O. 5705.

After consideration of Calendar Item 17 attached, and upon motion duly made and 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 $\frac{1}{4}$  AND THE SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 13, T. 16 N., R. 13 E., S.B.M., CONTAINING 200 ACRES, IN SAN BERNARDINO COUNTY, AS SHOWN ON THE OFFICIAL UNITED STATES PLAT OF SURVEY AND INDEPENDENT RESURVEY ACCEPTED MAY 20, 1942;
2. FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVES THE SELECTION OF SAID LAND; AND
4. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO MOLYBDENUM CORPORATION OF AMERICA, AT THE APPRAISED PRICE OF \$10,900, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS.

Attachment

Calendar Item 17 (2 pages)

CALENDAR ITEM

17.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10641, LOS ANGELES LAND DISTRICT; MOLYBDENUM CORPORATION OF AMERICA - S.W.O. 5705.

On November 23, 1953, an application was received from Molybdenum Corporation of America to purchase, under the indemnity selection procedure, vacant federal land described as the SE $\frac{1}{4}$  of Section 13, T. 16 N., R. 13 E., S.B.M., in San Bernardino County, excepting therefrom certain mining claims containing approximately 53 acres. As the result of amendments, the application now includes the SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 13, T. 16 N., R. 13 E., S.B.M., as shown on the official United States Plat of Survey and Independent Resurvey accepted May 20, 1942 (containing 200 acres). The applicant offered \$1,000 for the parcel, or an average of \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes a total value of the parcel at \$10,900, or an average of \$54.50 per acre, which amount has been deposited by the applicant.

For many years prior to the filing of its application, Molybdenum Corporation held a substantial portion of the land under mining claims. During that time, certain improvements were placed upon the land; i.e., a cafe or eating establishment and bunkhouses, which serve employees of the company working on adjoining mining operations. The question was raised as to whether these improvements were acquired by the State in the conveyance from the United States and therefore should be included in the appraisal. Advice was requested of the office of the Attorney General. An informal letter opinion, dated December 18, 1963, concluded that the appraisal of the property by the State should not include the value of the improvements thereon. A copy of this opinion is attached hereto as Exhibit "A".

THE PROPERTY

Location: Barstow, the nearest California city, is 94 miles west, and Las Vegas, Nevada, 58 miles east.

Access: Excellent. Freeway No. 91-466 bisects the property east and west, with an overpass located in about the center of the tract.

Water: There is no natural water on the property, but there is a spring just south and another to the east.

Cover: Joshua tree, creosote, and some dahlia and joint fir.

Highest Use: Commercial and rural homesites, with desert recreation a secondary use.

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

CALENDAR ITEM 17. (CONTD.)

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 April 19, 1963.

All State agencies, as well as city and county governments and school districts, have recently been circularized respecting this property under the Commission's newly adopted policy, with no indication of interest expressed by any of them.

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 $\frac{1}{4}$  AND THE SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 13, T. 16 N., R. 13 E., S.B.M., CONTAINING 200 ACRES, IN SAN BERNARDINO COUNTY, AS SHOWN ON THE OFFICIAL UNITED STATES PLAT OF SURVEY AND INDEPENDENT RESURVEY ACCEPTED MAY 20, 1942;
2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND
4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO MOLYBDENUM CORPORATION OF AMERICA, AT THE APPRAISED PRICE OF \$10,900, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS.