

MINUTE ITEM

4/1/69

33. PROPOSED SALE OF VACANT SCHOOL LAND, RIVERSIDE LAND DISTRICT - W.O. N-0299.

At the request of the applicant, Mr. C. Donald Adams, the only bidder, action on Calendar Item 20 attached was deferred to the next meeting of the Commission, for consideration at that time.

Attachment

Calendar Item 20 (2 pages)

CALENDAR ITEM

4/69
W.O. N-0299

20.

SALE OF VACANT SCHOOL LAND
RIVERSIDE LAND DISTRICT

LOCATION: 21 miles south of Coachella near east shore of Salton Sea,
Riverside County.

APPRAISAL INFORMATION:

<u>Parcel No.</u>	<u>Acreage</u>	<u>Appraised Value</u>	
		<u>Per Acre</u>	<u>Total</u>
1	160 m/1	\$160.00	\$25,600.00
2	80 m/1	180.00	14,400.00
3	80 m/1	169.20(av.)	13,535.65
4	80 m/1	165.83(av.)	13,266.70
5	80 m/1	167.53(av.)	13,402.00
6	80 m/1	170.00	13,600.00

DESCRIPTION:

Legal Description: As in recommendation.

Suitability for Cultivation:
Not suitable for cultivation without artificial irrigation.

Access: No public access.

Water: Possibly available through Coachella Valley Water District.

Terrain: Low, flat, slight to moderate slopes.

Elevation: +80 feet to -190 feet.

Cover: Scattered creosote brush.

Highest and Best Use:
Cabin sites and recreation land.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 3, Chs. 1 & 2, Sec. 7301.
- b. Administrative Code: Title 2, Div. 3, Secs. 2300-2303.
- c. Commission policy: Minute Item 11, Meeting of 9-16-1963.

EXHIBIT: A. Location map.

BID INFORMATION: The lands were advertised, stating that bids would be received for all parcels, any one parcel, or any combination of parcels. Mr. C. Donald Adams, the only bidder, offered

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\$53,600 for Parcels Nos. 1, 2 and 3. This offer is \$64.35 greater than the minimum acceptable bid. Mr. Adams offered \$40,607 for Parcels Nos. 4, 5 and 6. This offer is \$338.30 greater than the minimum acceptable bid.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1, THE NE $\frac{1}{4}$; PARCEL NO. 2, THE N $\frac{1}{2}$ OF NW $\frac{1}{4}$; PARCEL NO. 3, THE S $\frac{1}{2}$ OF NW $\frac{1}{4}$; PARCEL NO. 4, THE E $\frac{1}{2}$ OF SW $\frac{1}{4}$; PARCEL NO. 5, THE W $\frac{1}{2}$ OF SE $\frac{1}{4}$; AND PARCEL NO. 6, THE E $\frac{1}{2}$ OF SE $\frac{1}{4}$, ALL IN SECTION 34, T. 8 S., R. 11 E., S.B.M., CONTAINING A TOTAL OF 560 ACRES, MORE OR LESS, IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDER, C. DONALD ADAMS, AT THE CASH PRICES OF \$53,600 FOR PARCELS NOS. 1, 2 AND 3, AND OF \$40,607 FOR PARCELS NOS. 4, 5 AND 6, RESPECTIVELY.