

MINUTE ITEM

4/28/69

47. SALE OF VACANT SCHOOL LAND, SALTON SEA AREA, RIVERSIDE COUNTY; C. DONALD ADAMS - W.O. N-0299.

After consideration of Calendar Item 40 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1, THE $E\frac{1}{2}$ OF $SW\frac{1}{4}$; PARCEL NO. 2, THE $W\frac{1}{2}$ OF $SE\frac{1}{4}$ AND PARCEL NO. 3, 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 240 ACRES MORE OR LESS IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES 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 PRICE OF \$40,607 FOR PARCELS NOS. 1, 2 AND 3.

Attachment

Calendar Item 40 (2 pages)

CALENDAR ITEM

4/69
W.O. H-0299

40.

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	80 m/1	\$165.83(av.)	\$13,266.70
2	80 m/1	167.53(av.)	13,402.00
3	80 m/1	170.00	13,600.00

DESCRIPTION:

Legal Description: As shown in staff 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 9-16-63.

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 \$40,607 for Parcels Nos. 1, 2 and 3, which is \$338.30 greater than the minimum acceptable bid.

CALENDAR ITEM 40. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1, THE $E\frac{1}{2}$ OF $SW\frac{1}{4}$; PARCEL NO. 2, THE $W\frac{1}{2}$ OF $SE\frac{1}{4}$ AND PARCEL NO. 3, 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 240 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 PRICE OF \$40,607 FOR PARCELS NOS. 1, 2 AND 3.