

33. SALE OF 6.95 ACRES OF VACANT STATE SCHOOL LAND IN SAN DIEGO COUNTY TO STATE DIVISION OF HIGHWAYS - S-8324.

After consideration of Calendar Item 17 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 36, T. 15 S., R. 3 E., S.B.M., AS DESCRIBED IN EXHIBIT "A", IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$2,258.78, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS AS AMENDED AND EFFECTIVE MAY 10, 1969.

Attachment

Calendar Item 17 (3 pages)

17.

SALE OF VACANT STATE SCHOOL LAND, APP. NO. 132, RIVERSIDE LAND DISTRICT, SAN DIEGO COUNTY; STATE DIVISION OF HIGHWAYS - S.W.O. 8324

On November 15, 1967, an offer was received from the State Department of Public Works, Division of Highways, to purchase a portion of NW $\frac{1}{4}$ Section 36, T. 15 S., R. 3 E., S.B.M., containing 6.95 acres more or less in San Diego County (see Exhibit "A").

The applicant offered in writing the amount of \$250 per acre for a total of \$1,738.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation and establishes the value at \$325 per acre (average) for a total of \$2,258.78.

The Division of Highways has determined that it is necessary to purchase the State land in the section in order to construct Interstate Highway 8.

A right-of-entry permit was issued by the Commission on February 29, 1968 (P.R.C. 3901.9), giving Highways the right and privilege of going upon the property for the purpose of construction and protection of the public highway, pending consummation of a final purchase.

THE PROPERTY

Location: Near the Japatul Valley Road south of Descanso Junction.

Access: The remaining school land will have no access from the new highway. There is presently no public access to the parcel, so there are no resultant damages.

Water: None.

Terrain: Hilly and brush covered; approximately 3500 feet in elevation.

Highest and Best Use: Cabin site and recreation.

The Division of Highways amended its offer in writing, concurring with the appraised value of the subject parcel.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A PORTION OF THE NW $\frac{1}{4}$ SECTION 36, T. 15 S., R. 3 E., S.B.M., AS DESCRIBED IN EXHIBIT "A", IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

CALENDAR ITEM 17. (CONTD)

2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$2,258.78, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302 (a) OF THE COMMISSION'S REGULATIONS AS AMENDED AND EFFECTIVE MAY 10, 1969.

Attachment: Exhibit "A"

EXHIBIT 'A'

All that real property situate in the County of San Diego, State of California, described as follows:

That portion of the northwest quarter of the northwest quarter of Section 36, T. 15 S., R. 3 E., S.B.M., according to United States Government Survey approved September 21, 1875, lying northeasterly and easterly of the following described line:

BEGINNING at a point distant N. 29° 10' 43" W., 1124.13 feet from a found 10-inch by 10-inch by 16-inch Granite Stone set in a rock mound, accepted as marking the northwest corner of said Section 36 as set by said original Government Survey and referenced by San Diego County Road Survey No. 631, on file in the office of the County Engineer of said County, thence along the following numbered courses: (1) from a tangent that bears S. 67° 40' 00" E., along a curve to the right, concave southwesterly, with a radius of 3150 feet, through a central angle of 36° 00' 00", an arc distance of 1979.20 feet to a non-tangent line; thence (2) along said line S. 23° 50' 12" E., 1045.50 feet to the point of termination, distant N. 24° 31' 42" E., 4241.93 feet from the southwest corner of said Section 36, marked by a 2-inch iron pipe with wood plug set in a rock mound set for the original corner of said Government Survey and referenced by said Road Survey 631.

Containing 6.95 acres, more or less.

The bearings and distances used in the above description are on the California Coordinate System, Zone 6. Multiply all distances used in the above description by 1.0001922 to obtain ground level distances.