

MINUTE ITEM

6/25/70  
LG

26. CANCELLATION OF SCHOOL LAND PURCHASE APPLICATION 165, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY; SAM S. FORD INVESTMENTS - W-8593.

After consideration of Calendar Item 12 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

- (1) AUTHORIZES CANCELLATION OF THE APPLICATION OF SAM S. FORD INVESTMENTS FOR SECTION 36, T. 10 S , R. 14 E., S.B.M.
- (2) AUTHORIZES THE RETURN OF ALL DEPOSITS SUBMITTED BY SAM S. FORD INVESTMENTS.

Attachment:

Calendar Item 12 (2 pages)

CALENDAR ITEM

12.

6/70  
W-8593  
App. 165, Riv.  
LG

CANCELLATION OF SCHOOL LAND PURCHASE  
APPLICATION 165, RIVERSIDE LAND DISTRICT, IMPERIAL COUNTY;  
SAM S. FORD INVESTMENTS - W-8593

LOCATION: Approximately 3 miles west of Niland, Imperial County.

LEGAL DESCRIPTION: Section 36, T. 10 S., R. 14 E., S.B.M. (640 acres more or less).

APPRAISED VALUE: \$101,120.00.

SUITABILITY FOR CULTIVATION: Not suitable for cultivation without artificial irrigation.

ACCESS: Existing public paved road through parcel.

WATER: Coachella Canal passes through northeast corner of section. Subsurface water probable, artesian well 1/4 mile south of parcel produces potable water.

TERRAIN: Desert plateau.

ELEVATION: Approximately 90 feet above sea level.

COVER: Trees, brush and desert vegetation.

HIGHEST AND BEST USE: Desert recreation area; camper, trailer and tent facility.

STATUTORY AND OTHER REFERENCES:  
a. Public Resources Code: Div. 6, Pt. 3, Chs. 1 & 2, Section 7301.  
b. Administrative Code: Title 2, Div. 3, Secs. 2300-2303.

EXHIBIT: A. Location map.

OTHER PERTINENT INFORMATION:  
This parcel was once used by the military as a portion of Camp Dunlap. Portions of streets, housing foundations, reservoirs, etc., remain on the parcel. It is heavily used by vacationers, both for overnight stops and for extended stays. It has good vegetative cover including trees, a good water potential, and good paved access to and through the parcel.

Additional attractions include a view of the Salton Sea, the Chocolate Mountains, and the Imperial Valley. A sea cliff rich in fossils passes through the southwest portion of the parcel, while the Coachella Canal passes through the northeast corner. Potable water has been found one-fourth mile south of the parcel and electricity is one-half mile to the south.

CALENDAR ITEM 12. (CONTD.)

Under Commission directive, the staff is undertaking an inventory and classification program of all lands under jurisdiction of the Commission. The result of this program will be a management plan to provide the greatest benefits from prudent use of the lands. One such use considered will be open-space recreational. The subject parcel appears to have great potential if properly developed. It also has potential for speculative subdivision. To dispose of this parcel before it can be considered within the total framework of the Commission's lands would not appear to be in the best interests of the State.

IT IS RECOMMENDED THAT THE COMMISSION:

- (1) AUTHORIZE CANCELLATION OF THE APPLICATION OF SAM S. FORD INVESTMENTS FOR SECTION 36, T. 10 S., R. 14 E., S.B.M.
- (2) AUTHORIZE THE RETURN OF ALL DEPOSITS SUBMITTED BY SAM S. FORD INVESTMENTS.