

MINUTE ITEM

7/6/72
NJK

24. AUTHORIZATION FOR SALE OF VACANT SCHOOL LAND UNDER APPLICATION 179, RIVERSIDE LAND DISTRICT, SAN DIEGO COUNTY, TO STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS - RA 179.

After consideration of Calendar Item 22 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE, AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
2. FINDS THAT PORTIONS OF THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 13, T. 10 S., R. 3 W., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZES THE SALE OF SAID 55.69 ACRES OF LAND, AND THE CONVEYANCE OF REVERSIONARY RIGHTS IN A 24.17-ACRE PORTION OF SAID SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ EMBRACED WITHIN RIGHT-OF-WAY OF EXISTING CALIFORNIA STATE HIGHWAY 11-SD-77-G (11-SD-395), SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED VALUE OF \$50,121.00, WITHOUT ADVERTISING.

Attachment:

Calendar Item 22 (3 pages)

SALE OF VACANT SCHOOL LAND UNDER APPLICATION 179,
RIVERSIDE LAND DISTRICT, SAN DIEGO COUNTY TO
STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS

On December 31, 1971, an application was received from the State Department of Public Works, Division of Highways, to purchase a right-of-way through the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the S $\frac{1}{2}$ of Section 13, T. 10 S., R. 3 W., S.B.M. The area of the right-of-way is 55.69 acres.

The State of California, State Lands Commission, acquired title to the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, T. 10 S., R. 3 W., S.B.M. from the United States by Clear List No. 295 approved May 10, 1960. Said land was subject to a right-of-way for a Federal Aid Highway under Section 17 of the Act of November 9, 1921 (Statute 216; 23 U.S.C., Section 18), including restriction of ingress and egress access rights. Said right-of-way includes 24.17 acres, more or less, as described in Map Application No. 055657 approved by the U.S. Department of the Interior on February 3, 1944. The market value of the reversionary rights in said right-of-way area of existing California State Highway 11-SD-77-G (11-SD-395) is appraised as minimal. The Division recommends that such reversionary rights in the land encumbered by said State highway be conveyed to the Department of Public Works, Division of Highways, in this sale. The 55.69-acre area has been appraised by the Division at \$50,121.00. The Division of Highways has agreed to the appraisal.

In accordance with Section 6371, Part 1, Division 6 of the Public Resources Code, the Division has concluded that this sale is necessary for the health, welfare, and safety of the people of California.

Pursuant to existing regulations, and in compliance with Section 6373 of the Public Resources Code, circularization of the plan for management of the lands to interested State agencies has been completed. The plan, together with the review and comments of the interested agencies, has been forwarded to the Legislature.

THE PROPERTY

LOCATION: 14 miles north of Escondido.

ACCESS: U.S. Highway 395.

WATER: An intermittent water course south-north through the parcel.

TERRAIN: Mostly steep to very steep slopes into canyon.

HIGHEST AND BEST USE: Open space use.

OTHER PERTINENT INFORMATION: This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to

CALENDAR ITEM NO. 22. (CONTD)

to the Department of Public Works, Division of Highways, any and all abutter's rights, including access rights, appurtenant to the grantors remaining property, in and to said freeway.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Division 6, Part 3, Chapters 1 and 2, Section 7301.
- b. Administrative Code: Title 2, Division 3, Sections 2300-2303.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Environmental Fact Sheet, Circularization and Responses.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE, AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA.
2. FIND THAT PORTIONS OF THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 13, T. 10 S., R. 3 W., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZE THE SALE OF SAID 55.69 ACRES OF LAND, AND THE CONVEYANCE OF REVERSIONARY RIGHTS IN A 24.17-ACRE PORTION OF SAID SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ EMBRACED WITHIN RIGHT-OF-WAY OF EXISTING CALIFORNIA STATE HIGHWAY 11-SD-77-G (11-SD-395), SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED VALUE OF \$50,121.00, WITHOUT ADVERTISING.

Attachment: Exhibit "A"

EXHIBIT "A"

RA 179

The southeast quarter of the northwest quarter and the northeast quarter of the southwest quarter in Section 13, T. 10 S., R. 3 W., S.B.M., according to United States Government Survey approved December 27, 1870.

Containing 79.86 acres, more or less, including 24.17 acres, more or less, in the existing California State Highway 11-SD-77-G (11-SD-395) right-of-way as described in Map Application No. 055657 approved by the United States Department of Interior February 3, 1944.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantees any and all abutter's rights, including access rights, appurtenances to grantor's remaining property, in and to said freeway.