

MINUTE ITEM

25. SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10506, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, EDWARD E. KEELER- S.W.O. 5404.

After consideration of Calendar Item 24 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 13, T. 10 S., R. 3 W., S.B.M., CONTAINING 120 ACRES IN SAN DIEGO COUNTY;
2. APPROVES THE SELECTION OF SAID LAND; AND
3. CANCELS THE APPLICATION OF EDWARD E. KEELER.

Attachment

Calendar Item 24 (1 page)

CALENDAR ITEM

24.

SELECTION OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 10506, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, EDWARD E. KEELER - S.W.O. 5404.

An offer was received from Edward E. Keeler of Los Angeles, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, T. 10 S., R. 3 W., S.B.M., containing 120 acres in San Diego County. The applicant offered \$600, or \$5 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes its value at an average of \$334.53, for a total of \$40,143.60. Four extensions totaling 70 days were granted to the applicant within which to deposit the required funds, but the applicant failed to deposit the required funds within the specified period.

Escrow lies approximately 16 miles south of the parcel, and U.S. Highway 395 traverses the east $\frac{1}{2}$ thereof in a north-south direction. Access to U.S. Highway 395 is restricted at this point, limiting access from the south and east over privately owned property. There is no evidence of surface water; however, the water main of the local water district is in place within $\frac{1}{4}$ mile of the east boundary. Vegetative cover consists principally of thornbrush and greasewood. Terrain is rolling hills with one steep draw. The elevation ranges between 360 and 900 feet. The highest and best use of the parcel would be for homesites, with a secondary use of recreation.

The selection of the subject land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management and the land was listed (conveyed) to the State on May 10, 1960.

IT IS RECOMMENDED THAT THE COMMISSION: (1) DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 13, T. 10 S., R. 3 W., S.B.M., CONTAINING 120 ACRES IN SAN DIEGO COUNTY; (2) APPROVE THE SELECTION OF SAID LAND; AND (3) CANCEL THE APPLICATION OF EDWARD E. KEELER.