

A regular meeting of the State Lands Commission was held in Room 302 State Building, Los Angeles, California, on September 20, 1951, at 1.45 p.m.

Present: Honorable James S. Dean, Chairman
Honorable Goodwin J. Knight, Member
Honorable Thomas H. Kuchel, Member

Staff Members in Attendance:

Rufus W. Putnam, Executive Officer
J. Stuart Watson, Assistant Executive Officer
F. J. Horting, Mineral Resources Engineer
H. E. George, Associate Civil Engineer
David K. Speer, Associate Civil Engineer
Frank W. Porter, Accounting Officer
Julia T. Stahl, Secretary

In Attendance for Meeting with Senate Tidelands Committee:

Everett W. Mattoon, Assistant Attorney General
Senator Arthur H. Breed, Jr., Chairman of Tidelands Committee
Senator A. W. Way, Member of Tidelands Committee
Senator James F. McBride, Member of Tidelands Committee
Senator Jack E. Tenney, Member of Tidelands Committee
Assemblyman G. Delbert Morris, Chairman of Assembly
Tidelands Committee
Miss Robbins, Secretary for Tidelands Committee

1. UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE MINUTES OF THE MEETINGS OF JULY 16, AUGUST 20, AND AUGUST 29, 1951, WERE APPROVED AND CONFIRMED AS SUBMITTED.
2. UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS DECIDED TO DEFER SETTING A DATE FOR THE NEXT COMMISSION MEETING.
3. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4801 (OF CHARLES F. McCULLOUGH, JR., OF HOLLISTER, CALIFORNIA - S.W.O. 5347), AND APPLICATION NO. 4828 (OF J. A. PFELFFER OF SAN JUAN BAPTISTA, CALIFORNIA - S.W.O. 5378), SACRAMENTO LAND DISTRICT, SAN BENITO COUNTY.)

An offer was received from Charles F. McCullough, Jr., to purchase the $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 25, and all of Section 36, T. 15 S., R. 9 E., M.D.M., containing 720 acres in San Benito County.

On May 7, 1951, Mr. McCullough made an offer of \$1,440.00, being the minimum offer of \$2.00 per acre. The Assessor of San Benito County, on April 19, 1951, advised that contiguous lands were assessed at from \$2.50 to \$3.00 per acre, indicating a market value for the land of \$5.00 to \$6.00 per acre. Mr. McCullough was advised on May 7, 1951, when his offer was received, that the minimum acceptable offer was \$5.00 per acre, pending a personal examination and appraisal, and he was requested to forward an additional \$2,160.00 if he was willing to increase his offer. On May 24, 1951, Mr. McCullough's application was received with a total offer of \$3,600.00, being \$5.00 per acre.

An appraisal by the Commission's staff, made on July 29, 1951, gives a value of \$5.00 per acre, thus indicating that the offer of \$3,600.00 is adequate. The land is sandy, mountainous, cut by canyons, at an elevation of from 2,500

to 3,000 feet, with some fairly open land. The land contains intermittent water holes, but none was found as all were dry at this season. The land is accessible by existing private road only through locked gates. It is greatly overgrazed, and its principal value to the first applicant, Mr. McCullough, who owns adjacent lands, is to protect his range.

The land was advertised for sale in the Hollister Free Lance on August 1, 1951, with the stipulation that no offer of less than \$3,600.00 would be accepted. Pursuant to the advertising and prior to the expiration of the 30-day period, the application (4826, Sacramento Land District) of J. A. Pfeiffer of San Juan Bautista, California, was received and filed. Mr. Pfeiffer made an offer of \$4,860.00, or \$6.75 per acre. No other applications for said lands were received pursuant to the advertising.

Mr. McCullough, as the first applicant, has the right, within 20 days after notice, to deposit the amount necessary to meet the price fixed by the Commission.

UPON MOTION DILY MADE AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED AUTHORIZING THE SALE OF THE $\frac{3}{4}$ OF $\frac{3}{4}$ OF SECTION 25, AND ALL OF SECTION 36, T. 15 S., R. 9 E., M.D.M., TO THE FIRST APPLICANT, CHARLES F. McCULLOUGH, JR., AT A CASH PRICE OF \$4,860.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS. IN THE EVENT THE FIRST APPLICANT, MR. McCULLOUGH, FAILS TO EXERCISE HIS RIGHT TO MEET THE PRICE FIXED BY THE COMMISSION, THE SUBJECT LAND SHALL BE SOLD TO THE SECOND APPLICANT, MR. J. A. PFEIFFER, WHO IS THE HIGH BIDDER, AT \$4,860.00, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

4. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 4743 (OF CHRISTOPHER WINOVICH OF PALO ALTO, CALIFORNIA - S.W.O. 5262), AND APPLICATION NO. 4822 (OF H. J. NOREN OF MOUNT HAMILTON, CALIFORNIA - S.W.O. 5375), SACRAMENTO LAND DISTRICT, IN SANTA CLARA COUNTY.)

An offer was received from Mr. Christopher Winovich to purchase the $\frac{1}{4}$ of $\frac{1}{4}$ and $\frac{3}{4}$ of $\frac{1}{4}$ of Section 16, T. 8 S., R. 5 E., M.D.M., containing 120 acres in Santa Clara County (the remainder of the section, being the $\frac{1}{4}$ and $\frac{3}{4}$ of $\frac{1}{4}$, containing 480 acres, is located across the county line in Stanislaus County). Mr. Winovich made an offer of \$270.00, or \$2.25 per acre, for the 120 acres in Santa Clara County. The Assessor of Santa Clara County has assessed contiguous land at \$2.00 per acre, thus indicating a market value for the land of \$4.00 per acre.

An appraisal on July 28, 1951, by the Commission's staff gives a value of \$2.25 per acre. The land is sandy, very rocky, precipitous mountains, cut by canyons, with elevations ranging from 1,000 to 2,500 feet. The soil is about third grade, and the land contains two small springs with a maximum volume of 100 gallons per day. The land has been burnt over and the grazing is very sparse, the covering being chamise. The land is accessible by an existing Forest Service road (through locked gates), which is very rough and impassable except by jeep. The contiguous land is very much better grazing land, and is fenced.

The land was advertised for sale on August 1, 1951, with the stipulation that no offer of less than \$270.00 for the 120 acres would be accepted. Pursuant to the advertising and prior to the 30-day period, the application (4822,