

MINUTE ITEM

27. SALES OF VACANT STATE SCHOOL LAND.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
24	6100	Mal Coombs
9	7344	Forrest M. Harris
36	7434	Everett E. Johnson
35	7386	Ben Mednick, Charles Goldstein and Richard Mednick
33	7142	J. H. Partridge
43	7155	Harry Pon and R. A. Ellsworth
8	7181	Marcus Rudnick
7	7414	Mark J. and Camille Ryan
34	7297	James and Margaret V. Selna

Attachments

Calendar Items Nos. 24, 9, 36, 35, 33, 43, 8, 7, and 34 (10 pages)

CALENDAR ITEM

24.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5147, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY, MAL COOMBS - S.W.O. 6100.

An offer has been received from Mal Coombs of Garberville, California, to purchase fractional Section 36, T. 24 N., R. 17 W., M.D.M., and NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , E $\frac{1}{2}$  of SE $\frac{1}{4}$ , and SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36, T. 5 S., R. 5 E., H.M., containing a total of 602.38 acres in Mendocino County, for \$1,204.76, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values, including timber thereon, as follows:

	Average per acre	Total
Fractional Section 36, T. 24 N., R. 17 W., M.D.M.	\$ 30.25+	\$ 7,332
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 5 S., R. 5 E., H.M.	58.75	2,350
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ , NE $\frac{1}{4}$ and E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, T. 5 S., R. 5 E., H.M.	103.50	28,980
SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, T. 5 S., R. 5 E., H.M.	53.75	<u>2,150</u>
	Total.....	\$40,812

The applicant deposited the necessary amount to meet the total appraised value of \$40,812.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on all lands in any parcel or combinations of parcels above described. No bids were received pursuant to advertising.

Prior to advertising, an offer was received from G. Kelton Steele of Eureka, California (App. 5436, Sacramento Land District, S.W.O. 7355), of \$720, or \$2 per acre for the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , E $\frac{1}{2}$  of SE $\frac{1}{4}$ , and SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36, T. 5 S., R. 5 E., H.M. The offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT FRACTIONAL SECTION 36, T. 24 N., R. 17 W., M.D.M., AND NW $\frac{1}{4}$  OF NW $\frac{1}{4}$ , SE $\frac{1}{4}$  OF NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , E $\frac{1}{2}$  OF SE $\frac{1}{4}$ , AND SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 36, T. 5 S., R. 5 E., H.M., CONTAINING A TOTAL OF 602.38 ACRES IN MENDOCINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, MAL COOMBS, AT A CASH PRICE OF \$40,812.

CALENDAR ITEM

9.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5433, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, FORREST M. HARRIS - S.W.O. 7344.

An offer was received from Forrest M. Harris of Eagleville, California, to purchase Section 16, T. 37 N., R. 17 E., M.D.M., containing 640 acres in Lassen County, for \$1,260, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$6.50 per acre, or a total of \$4,160. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$4,160. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 37 N., R. 17 E., M.D.M., CONTAINING 640 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, FORREST M. HARRIS, AT A CASH PRICE OF \$4,160.

CALENDAR ITEM

36.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5455, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, EVERETT E. JOHNSON - S.W.O. 7434.

An offer was received from Everett E. Johnson of Los Angeles, California, to purchase the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , and NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 28, T. 37 N., R. 7 E., M.D.M., containing 80 acres in Lassen County, for \$160, or \$2 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 \$19.50 per acre, or a total of \$1,560. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,560. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$  OF NW $\frac{1}{4}$ , AND NW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 28, T. 37 N., R. 7 E., M.D.M., CONTAINING 80 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, EVERETT E. JOHNSON, AT A CASH PRICE OF \$1,560.

CALENDAR ITEM

35.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11503, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, BEN MEDNICK, CHARLES GOLDSTEIN AND RICHARD MEDNICK - S.W.O. 7386.

An offer was received from Ben Mednick, Charles Goldstein and Richard Mednick of Beverly Hills, California, to purchase Section 16, T. 8 N., R. 1 E., S.B.M., containing 643.64 acres in San Bernardino County, for \$1,287.28, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$5 per acre, or a total of \$3,218.20. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,218.20. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 8 N., R. 1 E., S.B.M., CONTAINING 643.64 ACRES IN SAN BERNARDINO COUNTY IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, BEN MEDNICK, CHARLES GOLDSTEIN AND RICHARD MEDNICK, AT A CASH PRICE OF \$3,218.20.

CALENDAR ITEM

33.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5409, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, J. H. PARTRIDGE - S.W.O. 7142.

An offer was received from J. H. Partridge of Alturas, California, to purchase the  $N\frac{1}{2}$  and  $SW\frac{1}{4}$  of Section 16, T. 38 N., R. 14 E., M.D.M., containing 480 acres in Lassen County, for \$960, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$7 per acre, or a total of \$3,360. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,360. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE  $N\frac{1}{2}$  AND  $SW\frac{1}{4}$  OF SECTION 16, T. 38 N., R. 14 E., M.D.M., CONTAINING 480 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, J. H. PARTRIDGE, AT A CASH PRICE OF \$3,360.

CALENDAR ITEM

43.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11396, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, HARRY PON AND R. A. ELLSWORTH - S.W.O. 7155.

An offer was received from Harry Pon of Azusa, California, and R. A. Ellsworth of Thermal, California, to purchase Sections 6 (fractional), 8, 20, 28 and 34 (fractional), T. 8 S., R. 8 E., S.B.M., containing a total of 3,053.95 acres in Riverside County, at \$6,107.90, or \$2 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values as follows:

		<u>PRICE PER ACRE</u>	<u>TOTAL VALUE</u>
Fractional Section 6	) T. 8 S., R. 8 E., S.B.M.	\$17.50	\$ 8,753.33
Section 8		17.50	11,347.00
Section 20		13.25	8,480.00
Section 28		12.50	8,000.00
Fractional Section 34		12.50	<u>7,817.00</u>
			\$44,397.33

At the request of the applicants, three extensions totaling 65 days were granted within which the required funds could be deposited. The applicants deposited the necessary amount to meet the total appraised value of \$44,397.33.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on all lands in any parcel or combination of parcels above described.

Pursuant to advertising, the following bids were received:

<u>Bidder</u>	<u>Appl. No.</u>	<u>Work Order</u>	<u>Parcel</u> T. 8 S. R. 8 E.	<u>Appraised Value</u>	<u>Acres</u>	<u>BID Total</u>
Walter R. Kosich	11564	7528	Sec. 6	\$ 8,753.33	\$30	\$15,005.70
D and T Investment Co.	11565	7529	Sec. 6	8,753.33	21 +	10,534.00
D and T Investment Co.	11566	7530	Sec. 8	11,347.00	21 +	13,655.30
D and T Investment Co.	11567	7531	Sec. 20	8,480.00	14 +	9,318.40
D and T Investment Co.	11568	7532	Sec. 28	8,000.00	13 +	8,710.40
D and T Investment Co.	11569	7533	Sec. 34 frac.	7,817.00	13 +	8,511.15

CALENDAR ITEM 43. (CONTD.)

Under Section 2302(d) of the rules and regulations of the State Lands Commission, the first applicants were allowed twenty days from date of opening of bids (January 20, 1960) within which to submit the additional amount of \$10,803.62 to meet the highest bids received for the respective parcels. The first applicants, Harry Pon and R. A. Ellsworth, met the high bids within this period.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTIONS 6 (FRACTIONAL), 8, 20, 28 and 34 (FRACTIONAL), T. 8 S. R. 8 E., S.B.M., CONTAINING A TOTAL OF 3,053.95 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE THREE EXTENSIONS TOTALING 65 DAYS GRANTED TO THE APPLICANTS, HARRY PON AND R. A. ELLSWORTH, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND (3) AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANTS, HARRY PON AND R. A. ELLSWORTH, WHO HAVE MET THE HIGH BIDS, AT A CASH PRICE OF \$55,200.95.



CALENDAR ITEM

8.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5411, SACRAMENTO LAND DISTRICT, SAN LUIS OBISPO COUNTY, MARCUS RUDNICK - S.W.O. 7181.

An offer was received from Marcus Rudnick of Bakersfield, California, to purchase the S $\frac{1}{2}$  of N $\frac{1}{2}$ , SE $\frac{1}{4}$  and Lots 1, 2, 3 and 4 of Section 36, T. 12 N., R. 25 W., S.B.M., containing 451.58 acres in San Luis Obispo County, for \$903.16, or \$2 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 \$5.39+ per acre, or a total of \$2,437.33. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,437.33. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE S $\frac{1}{2}$  OF N $\frac{1}{2}$ , SE $\frac{1}{4}$  AND LOTS 1, 2, 3 AND 4 OF SECTION 36, T. 12 N., R. 25 W., S.B.M., CONTAINING 451.58 ACRES IN SAN LUIS OBISPO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SOLE APPLICANT, MARCUS RUDNICK, AT A CASH PRICE OF \$2,437.33. SAID SALE IS TO BE SUBJECT TO RIGHT-OF-WAY GRANTED BY THE STATE ON NOVEMBER 20, 1945, TO THE PACIFIC GAS AND ELECTRIC COMPANY FOR TRANSMISSION PURPOSES (P.R.C. 201), AND SUBJECT ALSO TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

7.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5452, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, MARK J. RYAN AND CAMILLE RYAN - S.W.O. 7414.

An offer was received from Mark J. Ryan and Camille Ryan of Atherton, California, to purchase the NW $\frac{1}{4}$ , NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , and E $\frac{1}{2}$  of Section 16, T. 22 N., R. 17 E., M.D.M., containing 520 acres in Lassen County, for \$1,040, or \$2 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 \$16.50 per acre, or a total of \$8,580. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$8,580. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NW $\frac{1}{4}$ , NW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , AND E $\frac{1}{2}$  OF SECTION 16, T. 22 N., R. 17 E., M.D.M., CONTAINING 520 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, MARK J. RYAN AND CAMILLE RYAN, AT A CASH PRICE OF \$8,580.

CALENDAR ITEM

34.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11468, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JAMES SELNA AND MARGARET V. SELNA - S.W.O. 7297.

An offer was received from James Selna and Margaret V. Selna of Encino, California, to purchase the  $W\frac{1}{2}$  and  $NE\frac{1}{4}$  of Section 16, T. 3 N., R. 14 E., S.B.M., containing 480 acres in San Bernardino County, for \$960, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$15 per acre, or a total of \$7,200. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$7,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE  $W\frac{1}{2}$  AND  $NE\frac{1}{4}$  OF SECTION 16, T. 3 N., R. 14 E., S.B.M., CONTAINING 480 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, JAMES SELNA AND MARGARET V. SELNA, AT A CASH PRICE OF \$7,200.