

MINUTE ITEM

30. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5504, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY; UNITED STATES PLYWOOD CORPORATION - S.W.O. 7782.

After consideration of Calendar Item 16 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF FRACTIONAL SECTION 19, T. 4 S., R. 3 E., H.M., (CONTAINING 40 ACRES MORE OR LESS), IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, UNITED STATES PLYWOOD CORPORATION, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$20,160.

Attachment

Calendar Item 16 (2 pages)

CALENDAR ITEM

16.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 5504, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY; UNITED STATES PLYWOOD CORPORATION - S.W.O. 7782.

An offer was received from United States Plywood Corporation of Arcata, California, to purchase the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of fractional Section 19, T. 4 S., R. 3 E., H.M. (containing 40 acres more or less), in Humboldt County, for \$200 (or an average of \$5 per acre). The application was filed on December 13, 1960, subject to an application filed on March 16, 1959. Subsequently, the prior application was canceled at the request of the applicant, and United States Plywood Corporation thereby became the first applicant.

THE PROPERTY

Location: The parcel lies five airline miles west of Garberville, one airline mile south of Briceland, and approximately fifteen miles east of the Pacific Ocean. The elevation is between 600 and 1,000 feet.

Access: The Redway-Thorn County road lies 3/4 airline miles due North of the parcel. From this road a privately owned ranch road can be used to reach the tract, distance 1-1/2 miles south. From U. S. Highway 101, the Redway-Thorn road must be traversed approximately five miles west to reach the ranch road heretofore mentioned.

Water: There are two perennial streams on the property. Sommerville Creek runs diagonally southwest to northeast. A smaller stream traverses the southeast portion of the property, draining into Sommerville Creek.

Cover: Vegetative cover consists of a fair stand of young and old growth of Douglas fir. There is also heavy brush, primarily Huckleberry and tan oak. An understory of noncommercial hardwoods, Canyon Live Oak and Madrone, is scattered throughout the parcel. An old burn is in evidence in the west portion of the tract.

Highest Use: The highest and best use of the parcel would be for forestry, with a secondary use for recreation.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the parcel at \$19,535.72 (or an average of \$467.25 per acre), including timber, which amount has been deposited by the applicant.

The land was advertised for sale with a stipulation that additional bids must be in excess of \$19,535.72, the value established by staff appraisal.

CALENDAR ITEM 16. (CON'D.)

The following bids were received pursuant to advertising:

<u>Bidder</u>	<u>Appraised Value</u>	<u>Bid Offer</u>	<u>Offer Per Acre</u>
Wm. W. Marshall Garberville, California	\$19,535.72	\$19,637.54	\$490.93
Richard B. Stipovich Eureka, California		\$20,160.00	\$504.00

Under Section 2302(a) of Article 5 of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (April 4, 1962) within which to submit the additional amount of \$624.28 to meet the highest qualified bid. The first applicant, United States Plywood Corporation, met the highest bid within the period specified.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF FRACTIONAL SECTION 19, T. 4 S., R. 3 E., H.M., (CONTAINING 40 ACRES MORE OR LESS), IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, UNITED STATES PLYWOOD CORPORATION, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$20,160.