

MINUTE ITEM

26. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5013, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT; CURTIS M. ROCCA - S.W.O. 5786.

The Executive Officer reported that a telegram had been received by the Lieutenant Governor that morning, reading:

"RESPECTFULLY REQUEST STATE LANDS COMMISSION TO WITHHOLD SALE OF PARCELS LISTED IN OUR COMMUNICATION DATED 4-7 STOP RECONSIDERATION INDICATES FUTURE COLLEGE DEVELOPMENT MAY NEED THESE PARCELS.

"C. H. SEIMENS  
"PRESIDENT, HUMBOLDT STATE COLLEGE"

He therefore recommended that the Parcels 1 and 3 (as described on page 37 of the calendar), be held for possible acquisition by Humboldt State College, but that Parcels 2, 4 and 5 be sold to the applicant, Mr. Curtis M. Rocca, in accordance with the previous recommendation.

UPON MOTION DULY MADE AND CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED:

THE COMMISSION:

1. DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FOLLOWING FEDERAL LANDS:

PARCEL NO. 1 - NE $\frac{1}{4}$  OF SW $\frac{1}{4}$ , SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  AND SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 7) OF SECTION 6, T. 2 N., R. 3 E., H.M., CONTAINING 118.0 ACRES;

PARCEL NO. 2 - SE $\frac{1}{4}$  OF SW $\frac{1}{4}$ , SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 28, T. 2 N., R. 3 E., H.M., CONTAINING 80.0 ACRES;

PARCEL NO. 3 - NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 5), SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 8) AND SW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 33, T. 2 N., R. 3 E., H.M., CONTAINING 120.8 ACRES;

PARCEL NO. 4 - NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 34, T. 1 S., R. 4 E., H.M., CONTAINING 33.7 ACRES;

PARCEL NO. 5 - NW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 35, T. 1 S., R. 4 E., H.M., CONTAINING 32.6 ACRES;

2. APPROVES THE SELECTION OF SAID LANDS;

3. DETERMINES THAT PARCELS 1 AND 3 THEREOF BE HELD FOR A PERIOD OF TWO YEARS COMMENCING APRIL 29, 1964, FOR POSSIBLE ACQUISITION BY HUMBOLDT STATE COLLEGE;

4. AUTHORIZES THE REFUND OF THE SUMS DEPOSITED BY CURTIS M. ROCCA FOR THE PURCHASE OF PARCELS 1 AND 3;

5. FINDS THAT PARCELS 2, 4 AND 5 ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
6. AUTHORIZES THE SALE TO CURTIS M. ROCCA, FOR CASH, OF PARCELS 2, 4 AND 5 AT THE APPRAISED VALUE OF \$77,735.75, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS;
7. CONFIRMS A 50-DAY EXTENSION GRANTED TO THE APPLICANT, CURTIS M. ROCCA, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE.

Attachment

Calendar Item 19 (2 pages)

CALENDAR ITEM

19.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5013, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT; CURTIS M. ROCCA - S.W.O. 5786.

On April 20, 1954, an application was received from Curtis M. Rocca to purchase, under the indemnity selection procedure, vacant federal land described as the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 27, T. 1 N., R. 4 E.; Lot 7 and E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 6, SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Lots 5 and 8 and SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 33, T. 2 N., R. 3 E.; NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 34 and NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 35, T. 1 S., R. 4 E., H.M. (containing a total of 442.44 acres), in Humboldt County. As the result of amendments, the application now includes the following:

- Parcel No. 1 - NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and SW $\frac{1}{4}$  of SW $\frac{1}{4}$  (Lot 7) of Section 6, T. 2 N., R. 3 E., H.M., containing 118.0 acres
- Parcel No. 2 - SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, T. 2 N., R. 3 E., H.M., containing 80.0 acres
- Parcel No. 3 - NE $\frac{1}{4}$  of SW $\frac{1}{4}$  (Lot 5), SE $\frac{1}{4}$  of SW $\frac{1}{4}$  (Lot 8) and SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 33, T. 2 N., R. 3 E., H.M., containing 120.8 acres
- Parcel No. 4 - NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 34, T. 1 S., R. 4 E., H.M., containing 33.7 acres
- Parcel No. 5 - NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 35, T. 1 S., R. 4 E., H.M., containing 32.6 acres

Staff appraisals show that the lands embraced in the application are not suitable for cultivation without artificial irrigation, and establish the total value of the parcels at \$217,193.92, which amount has been deposited by the applicant.

<u>Description</u>	<u>Acres</u>	<u>Total Value</u>	<u>Average Per Acre</u>
Parcel 1	118.0	\$78,444.97	\$664.79
Parcel 2	80.0	50,735.10	634.19
Parcel 3	120.8	61,013.20	505.08
Parcel 4	33.7	15,252.50	452.89
Parcel 5	32.6	11,708.15	360.06
Total	385.1	\$217,193.92	\$563.99

THE PROPERTY

Location: Southeastern Humboldt County. Using Bridgeville as the center location point, the parcels lie in a radius of seven miles north and south.

Access: No public access or presently maintained roads to any of the parcels. Old logging roads lead to or pass through each parcel.

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Water: All five parcels have an adequate water supply on or adjoining.

Cover: The subject parcels have a combined commercial forest cover of 79% Douglas Fir and 6.5% Redwood.

Highest Use: The highest and best use for all five parcels is timber production of Douglas Fir, with hunting and recreation a secondary use.

The State's application to select the land has been accepted by the Bureau of Land Management, and the lands were listed (conveyed) to the State on March 8, 1961.

This selection will be an advantage to the State in that it will assist in satisfying deficiencies under the School Land Grant.

All State agencies, as well as city and county governments and school districts, have recently been circularized under the Commission's newly adopted policy, with the only indication of interest expressed by Humboldt State College, which requested that two of the five parcels be held for the maximum two-year period. This request was subsequently waived.

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$  & SW $\frac{1}{4}$ , SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  AND SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 7) OF SECTION 6, SE $\frac{1}{4}$  OF SW $\frac{1}{4}$ , SW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 28, NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 5), SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  (LOT 8) AND SW $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 33, T. 2 N., R. 3 E., H.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED MARCH 14, 1916; AND THE NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 34 AND THE NW $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 35, T. 1 S., R. 4 E., H.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED DECEMBER 19, 1878 (CONTAINING A TOTAL OF 385.1 ACRES), IN HUMBOLDT COUNTY;
2. FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND;
4. CONFIRM A 50-DAY EXTENSION GRANTED TO THE APPLICANT, CURTIS M. ROCCA, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE, AND
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO CURTIS M. ROCCA, AT THE APPRAISED PRICE OF \$217,193.92, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.