

MINUTE ITEM

3/1/66

30. SALE OF VACANT STATE SCHOOL LAND, SACRAMENTO LAND DISTRICT, APP. NO. 5530, PLACER COUNTY, COUNTY OF PLACER - S.W.O. 8080.

After consideration of Calendar Item 11 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 2, EMBRACING THE $N\frac{1}{2}$ OF $SE\frac{1}{4}$, AND PARCEL NO. 3, EMBRACING THE $NE\frac{1}{4}$ OF $NW\frac{1}{4}$ OF SECTION 36, T. 15 N., R. 14 E., M.D.M., CONTAINING 120 ACRES IN PLACER COUNTY, ARE 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 COUNTY OF PLACER, AT THE CASH PRICES OF \$2,172.00 AND \$1,178.40 FOR PARCELS NOS. 2 AND 3, RESPECTIVELY, TOTTALLING \$3,350.40, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.

Attachment

Calendar Item 11 (2 pages)

CALENDAR ITEM

11.

SALE OF VACANT STATE SCHOOL LAND, SACRAMENTO LAND DISTRICT, APP. NO. 5530,
PLACER COUNTY; COUNTY OF PLACER -S.W.O. 8080.

On January 25, 1965, an offer was received from the County of Placer to purchase the following parcels:

Parcel No. 1 - All of Section 8, T. 15 N., R. 14 E., M.D.M., containing 640 acres.

Parcel No. 2 - $N\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 15 N., R. 14 E., M.D.M., containing 80 acres.

Parcel No. 3 - $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 36, T. 15 N., R. 14 E., M.D.M., containing 40 acres.

All Parcels are located in Placer County and contain a total of 760 acres.

By subsequent letter amendment to its application, the County has requested temporary deferral on processing Parcel No. 1 to final sale, pending consideration of final purchase and appropriation of monies to complete the purchase price.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes land and timber values as follows:

<u>DESCRIPTION</u>	<u>PRICE PER M.B.F.</u>	<u>APPRAISED VALUE</u>
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$N\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36,

Land Value

80 acres	at \$10.00	\$ 800.00
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Timber Value

White & Red Fir, 1,296 M.B.F.	at \$1.00	\$1,296.00
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Jeffrey & Ponderosa Pine, 25 M.B.F.	at \$3.00	75.00
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80 acres at \$27.15 per acre (average), total value -		\$2,172.00
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Location: 50 miles east of Foresthill.

Access: No road access.

Water: No year-round water on the parcel; however, a small spring is located immediately northerly of north boundary.

Terrain: Mountainous, somewhat rocky, moderate to steep slope.

Elevation: High 7,100'; low 6,480'.

CALENDAR ITEM 11. (CONTD)

Cover: Coniferous forest, 70 acres. Brush and rocks, 10 acres.

Highest and Best Use: Commercial timber production and watershed protection.

<u>DESCRIPTION</u>	<u>PRICE PER M.B.F.</u>	<u>APPRAISED VALUE</u>
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36,		
<u>Land Value</u>		
40 acres	at \$ 15.00	\$ 600.00
<u>Timber Value</u>		
Red & White Fir, 327 M.B.M.	at \$ 1.50	\$ 490.50
Lodgepole Pine, 12 M.B.M.	at \$ 1.50	\$ 18.00
White & Ponderosa Pine, 14 M.B.M.	at \$ 5.00	\$ 70.00
40 acres at \$29.46 per acre (average), total value		\$1,178.40

Location: 67 miles from Auburn, or 50 miles east of Foresthill.

Access: A jeep trail leads to the parcel.

Water: A year-round spring of small capacity in the northwest corner.

Terrain: Mountainous, rocky, steep slope.

Elevation: High 6,700', east boundary; low 6,200', west boundary.

Cover: Fifty per cent is brush cover, with occasional small grassy openings. The remainder has a cover of commercial fir and pine timber.

Highest and Best Use: Forestry and Grazing.

The County of Placer amended its offer in writing, concurring with the appraised values for Parcels Nos. 2 and 3.

The County of Placer has indicated that it is its intent to acquire these lands to exchange with the U. S. Forest Service for other lands needed by the County.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 2, EMBRACING THE N $\frac{1}{2}$ OF SE $\frac{1}{4}$, AND PARCEL NO. 3, EMBRACING THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 36, T. 15 N., R. 14 E., M.D.M., CONTAINING 120 ACRES IN PLACER COUNTY, ARE 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 COUNTY OF PLACER, AT THE CASH PRICES OF \$2,172.00 AND \$1,178.40 FOR PARCEL NOS. 2 AND 3, RESPECTIVELY, TALLING \$3,350.40, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.