

33. SALE OF VACANT STATE SCHOOL LAND, APP. NO. 5539, SACRAMENTO LAND DISTRICT, MONO COUNTY; STATE DIVISION OF HIGHWAYS - S.W.O. 8164.

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT SECTION 36, T. 3 N., R. 25 E., M.D.M., EXCEPTING THEREFROM THE $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SAID SECTION 36, CONTAINING 570.69 ACRES MORE OR LESS IN MONO 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 DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$18,262.08, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.

Attachment

Calendar Item 3 (2 pages)

3.

SALE OF VACANT STATE SCHOOL LAND, APP. NO. 5539, SACRAMENTO LAND DISTRICT, MONO COUNTY; STATE DIVISION OF HIGHWAYS - S.W.O. 8164.

On August 4, 1965, an offer was received from the State Department of Public Works, Division of Highways, to purchase Section 36, T. 3 N., R. 25 E., M.D.M., excepting therefrom the $S\frac{1}{2}$ of $SE\frac{1}{4}$ of said Section 36, containing 570.69 acres more or less in Mono County (see Exhibit "A").

The applicant offered in writing the amount of \$20 per acre for a total of \$11,414.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation and establishes the value at \$32 per acre (average) for a total of \$18,262.08.

The Division of Highways has determined that it is necessary to purchase the State land in the section because steep terrain will necessitate a circuitous freeway route as a replacement for and realignment of original U.S. Route 395, traversing the parcel. As a practical matter, it is more economical for Highways to purchase the large acreage rather than just the area in the route needed for the newly established freeway because of severance that would be involved and restriction of all access to the remaining portions. Additionally, because of the severity of the terrain in portions of the section, a substantial area outside the limits of the travelled highway route is needed for cuts, slopes and fills, and as protection against slides which would present a hazard to any private ownership within the area.

A right-of-entry permit was issued by the Commission on March 24, 1960 (P.R.C. 2544.9), giving Highways the right and privilege of going upon the property for the purpose of construction and protection of the public highway, pending consummation of a final purchase.

THE PROPERTY

Location: 74 miles north of the City of Bishop and 14 miles south of Bridgeport.

Access: Both old and new Highways 395 traverse the parcel; the new route is a freeway, with access therefrom prohibited.

Water: A small stream traverses the $S\frac{1}{2}$ of $SW\frac{1}{4}$, carrying run-off water originating northerly of the parcel.

Terrain: 80% mountainous, with steep slope; 20% gentle slope to flat.

Elevation: Low, 6,960 feet at southeast corner; high, 8,320 feet at northwest corner.

CALENDAR ITEM 3. (CONTD.)

Cover: Light sagebrush distributed over tract.

Highest and Best Use: Cabin site and recreation.

The Division of Highways amended its offer in writing, concurring with the appraised value of the subject parcel.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 36, T. 3 N., R. 25 E., M.D.M., EXCEPTING THEREFROM THE S $\frac{1}{2}$ of SE $\frac{1}{4}$ OF SAID SECTION 36, CONTAINING 570.69 ACRES MORE OR LESS IN MONO 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 DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$18,262.08, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS.