

30. SALE OF VACANT SCHOOL LANDS, HUMBOLDT COUNTY; RIVERSIDE LUMBER CO. -
S.W.O.s 8283, 8353, 8354.

After consideration of Calendar Item 26 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT PARCEL NO. 1, THE NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M., CONTAINING 33.2 ACRES MORE OR LESS, AND PARCEL NO. 2, THE N $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 3, T. 4 S., R. 2 E., H.M., CONTAINING 77.4 ACRES MORE OR LESS, IN HUMBOLDT COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDER, RIVERSIDE LUMBER CO., AT THE CASH PRICES OF \$17,662.40 AND \$26,703.00 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY. SAID SALE IS MADE WITH THE UNDERSTANDING THAT THE STATE MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO THE BOUNDARIES OR PRECISE ACREAGE OF THE ABOVE DESCRIBED PARCELS.

Attachment

Calendar Item 26 (3 pages)

CALENDAR ITEM

3/68
S.W.O. 8283
8353
8354

26.

SALE OF VACANT SCHOOL LANDS
SACRAMENTO LAND DISTRICT

LOCATION: 7 to 8 airline miles west of Garberville in southern Humboldt County

APPRAISAL AND BID INFORMATION:

Parcel No.	Acreage	Appraised Value Including Timber		Applicant	Bid
		Per Acre	Total		
1	33.2 m/1	\$477.75 (avg.)	\$15,861.30	Fred Bollman	\$16,977.30
				Riverside Lumber Co.	\$17,662.40
				Robert W. Main	\$17,264.00
2	77.4 m/1	\$265.25 (avg.)	\$20,530.35	Fred Bollman	\$20,530.35
				Riverside Lumber Co.	\$26,703.00

DESCRIPTION:

Legal Description: As in recommendation

Suitability for cultivation:

Not suitable for cultivation without artificial irrigation

Access:

Parcel 1 - No public road access. Access by private gravelled road that passes within 400 feet southwest of the property.

Parcel 2 - No public road access. A dirt road traversing adjacent private property passes through the west portion of the parcel.

Water:

Parcel 1 - One small intermittent stream with small lateral branches on west and central portion of parcel.

Parcel 2 - A trace of year-around water in a draw on the southwest portion of the parcel.

Terrain:

Mountainous, with moderate to steep slopes.

Elevation:

Low, 800'; high, 1,900'

CALENDAR ITEM 26. (CONTD.)

Cover: Parcel 1 - Approximately 24.3 acres of old and second-growth Douglas Fir timber and 8.9 acres of logged-over land containing Tan Oak and Huckleberry Brush. Logging occurred prior to State acquisition from the United States.

Parcel 2 - Approximately 37.4 acres of old-growth Douglas Fir timber and 40 acres of logged-over land containing scattered stands of Tan Oak, Black Oak and Madrone. Logging occurred prior to State acquisition from United States.

Highest and Best Use: Forestry

OTHER PERTINENT INFORMATION:

The subject parcels were advertised for sale with the stipulation that any new bids must be in excess of the appraised values. Pursuant to advertising, bids were received in accordance with the tabulation shown above.

While the two parcels are legally described in accordance with the rectangular survey system, staff investigation discloses that the property lines and acreage as they exist on the ground do not conform to the official United States plats of survey. Numerous private surveys in the area, particularly those of record in Humboldt County covering adjacent lands, have been used to identify the parcels and to determine the acreages therein. The published notice calling for sealed bids contained the following statement: "The State makes no warranty, expressed or implied, with respect to the boundaries or precise acreage of the above described parcels." In view of this, the sale should be approved subject to this provision.

All State agencies having a possible land-acquisition program were circularized for a 45-day period, as required by regulations, with no response received.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 3, Chs. 1 and 2, Sec. 7301
- b. Administrative Code: Title 2, Div. 3, Secs. 2300-2303
- c. Commission policy: Minute Item 11, Meeting of 9-16-1963

EXHIBIT: A. Location map

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT PARCEL NO. 1, THE NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 14, T. 4 S., R. 2 E., H.M., CONTAINING 33.2 ACRES MORE OR LESS, AND PARCEL NO. 2, THE N $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 3, T. 4 S., R. 2 E., H.M., CONTAINING 77.4 ACRES MORE OR LESS, IN HUMBOLDT COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND

CALENDAR ITEM 26. (CONTD.)

2. AUTHORIZE THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST QUALIFIED BIDDER, RIVERSIDE LUMBER CO., AT THE CASH PRICES OF \$17,662.40 AND \$26,703.00 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY. SAID SALE IS MADE WITH THE UNDERSTANDING THAT THE STATE MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO THE BOUNDARIES OR PRECISE ACREAGE OF THE ABOVE DESCRIBED PARCELS.