

MINUTE ITEM

5/24/72
AMB

28. SELECTION OF VACANT FEDERAL LAND AND SALE OF VACANT SCHOOL LAND UNDER APPLICATION NO. 5609, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY, TO THE STATE DEPARTMENT OF PARKS AND RECREATION - SA 5609.

After consideration of Calendar Item 26 attached, and 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 FEDERAL LAND DESCRIBED AS LOTS 6, 7 AND 13 TO 18, INCLUSIVE, OF SECTION 30, T. 13 N., R. 15 W., M.D.M., LOTS 9 TO 11, INCLUSIVE, AND THE NW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 31, T. 13 N., R. 15 W., M.D.M; AND SE $\frac{1}{4}$ OF SECTION 25, T. 13 N., R. 16 W., M.D.M., AS SHOWN ON OFFICIAL U.S. PLAT OF SURVEY APPROVED MAY 19, 1883, CONTAINING 597.71 ACRES MORE OR LESS IN MENDOCINO COUNTY.
2. FINDS THAT THE LAND DESCRIBED ABOVE DOES NOT MEET THE INTENT OF ENVIRONMENTALLY UNIQUE LANDS AS SPECIFIED IN SECTION 6370 OF THE PUBLIC RESOURCES CODE.
3. FINDS THAT THE LAND DESCRIBED ABOVE IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
4. AUTHORIZES THE SALE OF THE LAND DESCRIBED ABOVE TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, AT THE TOTAL APPRAISED CASH PRICE OF \$248,270.00, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES.

Attachment:

Calendar Item 26 (3 pages)

SELECTION OF VACANT FEDERAL LAND AND SALE OF VACANT SCHOOL LAND
UNDER APPLICATION NO. 5609, SACRAMENTO LAND DISTRICT,
MENDOCINO COUNTY, TO THE STATE DEPARTMENT OF PARKS AND RECREATION

On May 4, 1971, the State Lands Division filed State Indemnity Selection Application No. 5609, Sacramento Land District, with the U.S. Bureau of Land Management. Said application embraced vacant federal land described as Lots 6, 7 and 13 to 18, inclusive, of Section 30, T. 13 N., R. 15 W., M.D.M.; Lots 9 to 11, inclusive, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, T. 13 N., R. 15 W., M.D.M.; and SE $\frac{1}{4}$ of Section 25, T. 13 N., R. 16 W., M.D.M., containing 597.71 acres, more or less, in Mendocino County. The selection was initiated at the request of the Resources Agency on behalf of the Department of Parks and Recreation to the end that such land may be selected for the benefit of the State to enable an exchange at Manchester State Beach in Mendocino County.

Title to the above-described land passed to the State by Clear List No. 343, approved September 29, 1971, at which time it became vacant school land.

On November 22, 1971, an application to purchase the described land was filed by the Department of Parks and Recreation.

A staff appraisal indicates the land is not suitable for cultivation without artificial irrigation and establishes the total fair market value of the land and the merchantable timber species thereon at \$248,270.00 as follows:

Land:	597.71 acres, more or less	\$ 94,235.00
Timber:	Douglas Fir	2,530 MBM
	Redwood	1,340 MBM
	Sugar Pine	275 MBM
		\$103,730.00
		\$ 42,880.00
		\$ 7,425.00

The applicant and State Public Works Board staff were advised of the total appraised value of the subject land and timber. Acceptance and approval of the acquisition of said land for \$248,270.00 was made by resolution of the State Public Works Board on February 29, 1972.

The Department of Parks and Recreation, through Chapter 987, Statutes of 1970, was appropriated funds from the General Fund with which to purchase the 597.71 acres embraced in the subject application and, upon acquisition of same, authorized to exchange all or a portion of such land for privately owned land located adjacent to Manchester State Beach. The private land so acquired adjoining Manchester State Beach will become a part of the State Park System to be retained in State ownership for public park and recreational purposes. The sale of the subject school land to the Department of Parks and Recreation is an integral step toward the objective of the Department of Parks and Recreation's acquisition plan at Manchester State Beach.

CALENDAR ITEM NO. 26. (CONTD)

In accordance with Section 6371 of the Public Resources Code, the State Lands Division has determined that the 597.71 acres of vacant school land would not meet the intent of environmentally unique lands as indicated in Section 6370 of the Public Resources Code. The sale and exchange of this land will provide for additional public recreation area which is more environmentally unique and also remove a private inholding from State beach property.

THE PROPERTY

PARCEL DESCRIPTIONS:

The total area of 597.71 acres consists of three separate parcels of land as follows:

Parcel 1: SE $\frac{1}{4}$ of Section 25, T. 13 N., R. 16 W., M.D.M., and Lots 6, 7, 13 to 18, inclusive, of Section 30, T. 13 N., R. 15 W., M.D.M., containing 437.71 acres, more or less.

Parcel 2: NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, T. 13 N., R. 15 W., M.D.M., containing 40 acres, more or less.

Parcel 3: Lots 9 to 11, inclusive, of Section 31, T. 13 N., R. 15 W., M.D.M., containing 120 acres, more or less.

LOCATION: Seven airline miles northeast of Point Arena.

ACCESS: A two-lane paved county road, Mountain View Road, crosses the southwest corners of SE $\frac{1}{4}$ of Section 25 and Lot 16 of Section 30 and passes through Lots 9 and 10 of Section 31. A one-lane, private dirt road from the county road east of Parcel 3 passes through Parcel 3 and portions of Parcel 1 enroute to a Pacific Telephone and Telegraph Company microwave relay station located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25 within Parcel 1.

There is no road access to Parcel 2.

WATER: A spring is located in west central portion and one live stream in the north central portion of Parcel 1. A live stream passes through the central portion of Parcel 3.

TERRAIN: The subject parcels are located in the coastal mountain area. Parcel 1 is partially on a ridge; slope aspects are northwest and northeast. Parcels 2 and 3 are situated on steep slopes with a southerly aspect.

ELEVATION: High - 2270' Low - 1025'

VEGETATION: Merchantable timber species consist of Douglas Fir, Redwood and Sugar Pine with understory of Nutmeg, Madrone and Tan Oak.

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Brush cover includes White Thorn, Manzanita, Huckleberry and Ceanothus.

HIGHEST AND BEST USE:

Recreational cabin sites and recreation; forestry considered as secondary following the harvest of the merchantable timber.

OTHER PERTINENT INFORMATION:

Chapter 987, Statutes of 1970, authorizes the Department of Parks and Recreation to acquire lands near Manchester State Beach in Mendocino County from the State Lands Commission, subject to the approval of the transaction by the State Public Works Board, interalia.

Pursuant to existing regulations, and in compliance with Section 6373 of the Public Resources Code, circularization of the plan for management of the lands to interested State agencies has been completed. The plan, together with the review and comments of the interested agencies, has been forwarded to the Legislature.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Division 6, Part 3, Chapters 1 and 2, Section 7301.
- b. Administrative Code: Title 2, Division 3, Sections 2300-2303.

EXHIBITS:

- A. Location Map.
- B. Environmental Fact Sheet, Circularization and Responses.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND DESCRIBED AS LOTS 6, 7 AND 13 TO 18, INCLUSIVE, OF SECTION 30, T. 13 N., R. 15 W., M.D.M., LOTS 9 TO 11, INCLUSIVE, AND THE NW¹/₄ OF NE¹/₄ OF SECTION 31, T. 13 N., R. 15 W., M.D.M.; AND SE¹/₄ OF SECTION 25, T. 13 N., R. 16 W., M.D.M., AS SHOWN ON OFFICIAL U.S. PLAT OF SURVEY APPROVED MAY 19, 1883, CONTAINING 597.71 ACRES, MORE OR LESS, IN MENDOCINO COUNTY.
2. FIND THAT THE LAND DESCRIBED ABOVE DOES NOT MEET THE INTENT OF ENVIRONMENTALLY UNIQUE LANDS AS SPECIFIED IN SECTION 6370 OF THE PUBLIC RESOURCES CODE.
3. FIND THAT THE LAND DESCRIBED ABOVE IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
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