

## 20. APPLICATION FOR PURCHASE OF STATE SCHOOL LAND IN HUMBOLDT AND MENDOCINO COUNTIES; DEPARTMENT OF PARKS AND RECREATION - SA 5616.

During consideration of Calendar Item 22 attached, Mr. James F. Trout, Manager, Land Operations, advised the Commission that an additional finding was added for the Commissioner's approval, stating that the lands do not possess unique or significant environmental values as defined in Section 6370 of the Public Resources Code.

Upon motion duly made and carried, the following resolution was adopted:

## THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY THE DEPARTMENT OF PARKS AND RECREATION ON SEPTEMBER 9, 1974.
2. CERTIFIES THAT THE INFORMATION CONTAINED IN THE ENVIRONMENTAL IMPACT REPORT OF THE DEPARTMENT OF PARKS AND RECREATION HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINES THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FINDS THAT:
  - A. THE LAND DESCRIBED ABOVE IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
  - B. THAT THE LANDS DO NOT POSSESS UNIQUE OR SIGNIFICANT ENVIRONMENTAL VALUES AS DEFINED IN SECTION 6370 OF THE PUBLIC RESOURCES CODE.
5. AUTHORIZES THE SALE OF THE LAND DESCRIBED BELOW TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, AT THE TOTAL APPRAISED PRICE OF \$372,563, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES:

HUMBOLDT COUNTY:

PARCEL 1:	SE $\frac{1}{4}$ NE $\frac{1}{4}$ , SECTION 10, T 2 N, R 3 E, HM	40 ACRES
PARCEL 2:	SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 23, T 1 S, R 3 E, HM	40 ACRES
PARCEL 3:	SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SECTION 6, T 3 N, R 4 E, HM	80 ACRES

MENDOCINO COUNTY:

PARCEL 4:	SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SECTION 33, T 23 N, R 14 W, MDM	40 ACRES
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## Attachment:

Calendar Item 22 (3 pages)

## APPLICATION FOR PURCHASE OF STATE SCHOOL LAND

Pursuant to Chapter 1335, Statutes of 1972, the Department of Parks and Recreation initiated negotiations for acquisition of privately held coastal lands of unique environmental and recreational value. However, since the 1972 statute lacked sufficient flexibility to complete the proposed land exchanges, it was repealed and supplanted by Chapter 738, Statutes of 1973.

In accordance with Chapter 738, the Department of Parks and Recreation has made application to purchase vacant State school land totaling 200 acres in four separate parcels described as follows:

HUMBOLDT COUNTY:

Parcel 1:	SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 10, T 2 N, R 3 E, HM	40 acres
Parcel 2:	SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 23, T 1 S, R 3 E, HM	40 acres
Parcel 3:	SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 6, T 3 N, R 4 E, HM	80 acres

MENDOCINO COUNTY:

Parcel 4:	SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 33, T 23 N, R 14 W, MDM	40 acres
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Under the provisions of Chapter 738, funds were appropriated for the purchase of unspecified vacant State school lands at fair market value and upon acquisition of such lands, the Department of Parks and Recreation is authorized to exchange the same on a fair market value basis for privately or publicly-owned lands on and adjacent to Penny Island, Sonoma County, and lands in Mendocino County adjacent to Ten Mile Beach. The coastal lands to be acquired by the Department of Parks and Recreation are to become a part of the State Parks System. In accordance with Section 6373 of the Public Resources Code, a general plan of use has been prepared and is attached as Exhibit "A".

The Property:

The four parcels proposed to be sold to the Department of Parks and Recreation are typical forested lands of the Coast Range Mountains. The timber is primarily old growth Douglas-fir with minor volumes of Ponderosa Pine and Incense Cedar totaling a board-foot volume of 4,155 MBF. There are no improvements and access to each parcel is controlled by surrounding private land owners. The parcels are moderately steep to steep; elevations range from 1,500 feet to 3,800 feet. A year-round stream runs through Parcel 1. A staff investigation indicates the lands are not suitable for cultivation without artificial irrigation.

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Highest and best use of all four parcels is production of commercial timber crops.

An environmental impact report was prepared by the Department of Parks and Recreation and circulated through the State Clearinghouse. Since there were no adverse comments, the Department filed a final environmental impact report and notice of determination stating that the project will not have a significant adverse effect on the environment. In a subsequent transaction, these lands are expected to pass into private ownership through exchange between the Department of Parks and Recreation and other parties. Since the highest and best use of the lands is commercial timber production, it is assumed timber harvesting will eventually occur. However, this possibility and its timing is contingent upon the subsequent negotiations of the Department of Parks and Recreation.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Part 3, Chapters 1, 2, Section 7301.
- b. Administrative Code: Title 2, Div. 3, Sections 2300-2303 and 2910.

EXHIBITS:

- A. General Plan of Use.
- B. Location Map.
- C. Notice of Determination.
- D. Final Environmental Impact Report.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY THE DEPARTMENT OF PARKS AND RECREATION ON SEPTEMBER 9, 1974.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE ENVIRONMENTAL IMPACT REPORT OF THE DEPARTMENT OF PARKS AND RECREATION HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT THE LAND DESCRIBED ABOVE IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
5. AUTHORIZE THE SALE OF THE LAND DESCRIBED BELOW TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, AT THE TOTAL APPRAISED PRICE OF \$372,563, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES:

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MENDOCINO COUNTY:

Parcel 4: SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 33, T 23 N, R 14 W, MDM 40 acres