

MINUTE ITEM

11. (SALES OF VACANT STATE SCHOOL LAND.)

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

| <u>Calendar Item No.</u> | <u>S.W.O No.</u> | <u>Purchaser</u> |
|--------------------------|------------------|-------------------------------------|
| 2 | 6478 | Wanda J. Shomate |
| 3 | 6798 | Frederick R. Stowell |
| 4 | 6806 | James T. Smith and Frank Binando |
| 5 | 6645 | Louis Mattis |
| 9 | 6951 | Auburn Lumber Company |
| 10 | 6935 | George W. Rumbo |
| 20 | 6925 | Frank Fortier |

Attachments

Calendar Items 2, 3, 4, 5, 9,
10 and 20 (7 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

2.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11001, LOS ANGELES LAND DISTRICT, KERN COUNTY, WANDA J. SHOMATE - S.W.O. 6478.)

An offer has been received from Wanda J. Shomate of China Lake, California, to purchase Section 16, T. 28 S., R. 40 E., M.D.M., excepting therefrom, pursuant to Section 6210.4(a) of the Public Resources Code, the area embraced in a right-of-way heretofore granted by the State, containing a net area of 616.77 acres in Kern County. The applicant made an offer of \$5,550.93, or \$9 per acre.

An appraisal report completed by a member of the Commission's staff under date of May 7, 1958 establishes the value of the subject land at \$15 per acre, for a total value of \$9,251.55. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$9,251.55. The land was advertised for sale with a stipulation that bids must be in excess of \$9,251.55.

Prior to advertising the bid of Sam Ferricone of Los Angeles, California (11129, Los Angeles Land District, S.W.O. 6668), was received. A bid of \$6,400, or \$10 per acre, was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 28 S., R. 40 E., M.D.M., EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 616.77 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, WANDA J. SHOMATE, AT A CASH PRICE OF \$9,251.55, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

3.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11223, LOS ANGELES LAND DISTRICT, KERN COUNTY, FREDERICK R. STOWELL - S.W.O. 6798.)

An offer has been received from Frederick R. Stowell of Rancho Cordova, California, to purchase the $W\frac{1}{2}$ of Section 36, T. 32 S., R. 39 E., M.D.M., containing 320 acres in Kern County. The applicant made an offer of \$640, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of April 10, 1958 establishes the value of the subject land at \$40 per acre, for a total value of \$12,800. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$12,800. The land was advertised for sale with a stipulation that bids must be in excess of \$12,800.

Prior to advertising, the bid of Howard B. Adams of San Bernardino, California (11277, Los Angeles Land District, S.W.O. 6894), was received. A bid of \$992, or \$3.10 per acre, was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF SECTION 36, T. 32 S., R. 39 E., M.D.M., CONTAINING 320 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, FREDERICK R. STOWELL, AT A CASH PRICE OF \$12,800, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

4.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11230, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, JAMES T. SMITH AND FRANK BINANDO - S.W.O. 6806.)

An offer has been received from James T. Smith of Lancaster, California, and Frank Binando of Northridge, California, to purchase Section 16, T. 9 N., R. 18 E., S.B.M., excepting therefrom, pursuant to Section 6210.4(a) of the Public Resources Code, the area embraced in a right-of-way heretofore granted by the State, containing a net area of 639.77 acres in San Bernardino County. The applicants made an offer of \$1,280, or \$2+ per acre.

An appraisal report completed by a member of the Commission's staff under date of January 23, 1958 establishes the value of the subject land at \$7 per acre, for a total value of \$4,478.39. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicants deposited the necessary amount to meet the appraised value of \$4,478.39. The land was advertised for sale with a stipulation that bids must be in excess of \$4,478.39. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 9 N., R. 18 E., S.B.M., EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 639.77 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANTS, JAMES T. SMITH AND FRANK BINANDO, AT A CASH PRICE OF \$4,478.39, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

5.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11110, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, LOUIS MATTIS - S.W.O. 6645.)

An offer has been received from Louis Mattis of North Hollywood, California, to purchase the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, N $\frac{1}{2}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, T. 7 S., R. 11 E., S.B.M., containing 280 acres in Riverside County. The applicant made an offer of \$560, or \$2 per acre.

Pursuant to Section 6210.4(a) of the Public Resources Code, 10.48 acres in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, T. 7 S., R. 11 E., S.B.M., embraced in an easement granted January 9, 1943 under Chapter 173, Statutes of 1921, to the United States Bureau of Reclamation, must be reserved from sale, thereby leaving 269.52 acres, more or less, salable.

An appraisal report completed by a member of the Commission's staff under date of June 9, 1958 establishes the value of the subject land at \$10 per acre, for a total value of \$2,695.20. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$2,695.20. The land was advertised for sale with a stipulation that bid must be in excess of \$2,695.20. No bids were received pursuant to advertising.

Prior to advertising, the bid of Bruce Howard Lindsay of Los Angeles, California (11311, Los Angeles Land District, S.W.O. 6941), was received. A bid of \$560, or \$2 per acre, was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, N $\frac{1}{2}$ OF NE $\frac{1}{4}$, SW $\frac{1}{4}$ OF NE $\frac{1}{4}$, N $\frac{1}{2}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 36, T. 7 S., R. 11 E., S.B.M., EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 269.52 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, LOUIS MATTIS, AT A CASH PRICE OF \$2,695.20, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

9.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5369, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, AUBURN LUMBER COMPANY - S.W.O. 6951.)

An offer has been received from the Auburn Lumber Company of Auburn, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, T. 9 N., R. 3 E., H.M., containing 40 acres in Humboldt County. The applicant made an offer of \$25,000, or \$625 per acre, the minimum value established by a prior appraisal.

The original appraisal report completed by a member of the Commission's staff under date of May 15, 1958, establishes the value of the subject land at \$625 per acre, for a total value of \$25,000, including timber thereon. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$25,000. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 8, T. 9 N., R. 3 E., H.M., INCLUDING TIMBER THEREON, CONTAINING 40 ACRES IN HUMBOLDT COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, AUBURN LUMBER COMPANY, AT A CASH PRICE OF \$25,000, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

10.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5366, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, GEORGE W. RUMBO - S.W.O. 6935.)

An offer has been received from George W. Rumbo of Pico, California, to purchase the $S\frac{1}{2}$ and $S\frac{1}{2}$ of $N\frac{1}{2}$ of Section 22, T. 31 N., R. 15 E., M.D.M., excepting therefrom, pursuant to Section 6210.4(a) of the Public Resources Code, the area embraced in a right-of-way heretofore granted by the State, containing after exception 442.92 acres in Lassen County. The applicant made an offer of \$3,543.36, or \$8 per acre, the minimum value established by a prior appraisal.

An appraisal review completed by a member of the Commission's staff under date of June 12, 1958 establishes the value of the subject land at \$8 per acre, for a total value of \$3,543.36. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,543.36.

Pursuant to advertising, the bid of J. D. Rippey and Joe Stein of Visalia, California (5385, Sacramento Land District, S.W.O. 7004), was received. A bid of \$4,473.49, or \$10.10 per acre was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant is allowed 20 days from date of opening of bids (August 1, 1958) within which to submit the additional amount of \$903.13 to meet the highest bid received. The first applicant, George W. Rumbo, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ AND $S\frac{1}{2}$ OF $N\frac{1}{2}$ OF SECTION 22, T. 31 N., R. 15 E., M.D.M., EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 442.92 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, GEORGE W. RUMBO, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$4,473.49, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SUPPLEMENTAL

20.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11300, LOS ANGELES LAND DISTRICT, SAN LUIS OBISPO COUNTY, FRANK FORTIER - S.W.O. 6925.)

An offer has been received from Frank Fortier of Santa Maria, California, to purchase Lot 3 of Section 4, T. 11 N., R. 33 W., S.B.M., containing 48.41 acres in San Luis Obispo County. The applicant made an offer of \$600, or \$12.39+ per acre.

An appraisal report completed by a member of the Commission's staff under date of June 30, 1958 establishes the value of the subject land at \$20.65+ per acre, for a total value of \$1,000. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$1,000. The land was advertised for sale with a stipulation that bids must be in excess of \$1,000. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOT 3 OF SECTION 4, T. 11 N., R. 33 W., S.B.M., CONTAINING 48.41 ACRES IN SAN LUIS OBISPO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, FRANK FORTIER, AT A CASH PRICE OF \$1,000, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.