

MINUTE ITEM

12. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5086, SACRAMENTO LAND DISTRICT, TULARE COUNTY; F. T. ELLIOTT, JR. - S.W.O. 5905.

The Executive Officer reported that subsequent to the preparation of Calendar Item 2 attached, a letter had been received from the Director of the Department of Fish and Game, dated April 2, 1962, indicating that that Department wishes the State Lands Commission to withhold disposition of the subject parcel, pending an opportunity to determine whether Fish and Game could integrate the area with lands which are being considered under a national cooperative wildlife area management study or with other existing national park lands.

UPON MOTION DULY MADE AND SECONDED, AND CARRIED UNANIMOUSLY, THE FOLLOWING RESOLUTION WAS ADOPTED:

THE COMMISSION:

- (1) DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMERACED IN LOTS 2 AND 3 OF SECTION 12, T. 16 S., R. 28 E., M.D.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY OF SECTION BOUNDARIES AND SURVEY OF A PORTION OF THE WEST BOUNDARY OF SEQUOIA NATIONAL PARK ACCEPTED APRIL 5, 1933 (CONTAINING 47.33 ACRES MORE OR LESS IN TULARE COUNTY);
- (2) FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
- (3) APPROVES THE SELECTION OF SAID LAND; AND
- (4) DEFERS ACTION ON THE SALE OF SAID LAND TO THE APPLICANT, F. T. ELLIOTT, JR., UNIL AFTER ADOPTION OF A LAND MANAGEMENT AND DISPOSITION POLICY, WITH ANY RIGHTS WHICH THE APPLICANT DESIRES TO HAVE PROTECTED TO BE PROTECTED AND TO BE HELD FOR HIM IN THE EVENT THAT THE LAND IS NOT FINALLY DISPOSED OF TO THE DEPARTMENT OF FISH AND GAME IN ACCORDANCE WITH THAT DEPARTMENT'S WRITTEN REQUEST OF APRIL 2, 1962.

Attachment
Calendar Item 2 (2 pages)

CALENDAR ITEM

2.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5086, SACRAMENTO LAND DISTRICT, TULARE COUNTY, F. T. ELLIOTT, JR. - S.W.O. 5905.

An offer was received from F. T. Elliott, Jr., to purchase Lots 2 and 3 of Section 12, T. 16 S., R. 28 E., M.D.M., as shown on official United States plat of dependent resurvey of section boundaries and survey of a portion of the west boundary of Sequoia National Park accepted April 5, 1933 (containing 47.33 acres more or less in Tulare County), for \$236.65 (or an average of \$5 per acre).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the total value of the land at \$1,763.04 (or an average price of \$37.25 per acre). The applicant deposited the necessary amount to meet this value.

The land is located 35 miles east of Visalia on the north fork of the Kaweah River adjacent to the west boundary of Sequoia National Park and 11.5 miles north of State Highway 198 and the resort of Three Rivers. A county-maintained road is 300 feet from the southeasterly corner, and a dirt road leading therefrom provides access to approximately four acres situated on the east side of the river. Since there is no bridge over the Kaweah River in this area, access to the remainder of the land is possible only by fording the river. Vegetative cover consists of wild oats and other native grasses, manzanita, canyon white oak, live oak, and ponderosa pine. The terrain is hilly and mountainous with an elevation ranging between 1,760 feet and 2,000 feet. The parcel has been overgrazed in the past; however, with proper grazing management, the natural grasses would reappear and produce sufficient forage for approximately six head of cattle for one month. The highest and best use of the land would be for grazing, with secondary uses being for cabin sites and recreation.

The selection of the land is considered to be to the advantage of the State in that it will assist in satisfying deficiencies under the School Land Grant.

The State's application to select the land has been accepted by the Bureau of Land Management, and the land was listed (conveyed) to the State on November 22, 1961.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN LOTS 2 AND 3 OF SECTION 12, T. 16 S., R. 28 E., M.D.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF DEPENDENT RESURVEY OF SECTION BOUNDARIES AND SURVEY OF A PORTION OF THE WEST BOUNDARY OF SEQUOIA NATIONAL PARK ACCEPTED APRIL 5, 1933 (CONTAINING 47.33 ACRES MORE OR LESS IN TULARE COUNTY);

CALENDAR ITEM 2. (CONTD.)

2. FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND; AND
4. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO F. T. ELLIOTT, JR., AT THE APPRAISED PRICE OF \$1,763.04, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.