

MINUTE ITEM

1. SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5013, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT; CURTIS M. ROCCA, S.W.O. 5786.

After consideration of the Calendar Item 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 EMBRACED IN THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 7) OF SECTION 6, T. 2 N., R. 3 E., H.M., CONTAINING 118 ACRES, AND THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 5), SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 8) AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 33, T. 2 N., R. 3 E., H.M., CONTAINING 120.8 ACRES.
2. FINDS THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. APPROVES THE SELECTION OF SAID LAND.
4. CONFIRMS A 50-DAY EXTENSION GRANTED TO THE APPLICANT, CURTIS M. ROCCA, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE.
5. AUTHORIZES THE SALE OF SAID LAND, FOR CASH, TO CURTIS M. ROCCA AT THE APPRAISED PRICE OF \$139,458.17, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment

Calendar Item 1 (3 pages)

CALENDAR ITEM

1.

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5013, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT; CURTIS M. ROCCA, S.W.O. 5786.

At the regular meeting of the Commission on April 29, 1964, the Commission considered Calendar Item No. 19 attached hereto as Exhibit "A".

Immediately prior to the meeting, a telegram was received from Humboldt State College requesting that Parcels 1 and 3 of the five parcels described in Exhibit "A" be withheld from sale for possible future use by the college. Although the college had been notified of this pending sale and had previously been given 60 days within which to respond, no response to such 60-day notice was received within the specified time. A written waiver, dated April 7, 1964, was received after this matter had already been considered for consideration during the April 29, 1964 meeting. The aforementioned telegram, dated April 28, requested reconsideration of the April 7 waiver because of possible future development by the college. After consideration of such request, the sale of Parcels 2, 4 and 5 was approved and Parcels 1 and 3 were withheld from sale. Upon being informed of the Commission's action the applicant requested reconsideration thereof at the earliest possible time. By telegram the college has rescinded its April 28, 1964 request, thereby indicating that it has no further interest in the property. In view of this, it is in order for the Commission to consider the sale of Parcels 1 and 3 to the applicant, Curtis M. Rocca.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 7) OF SECTION 6, T. 2 N., R. 3 E., H.M., CONTAINING 118 ACRES AND THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 5), SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 8) AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 33, T. 2 N., R. 3 E., H.M., CONTAINING 120.8 ACRES.
2. FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. APPROVE THE SELECTION OF SAID LAND.
4. CONFIRM A 50-DAY EXTENSION GRANTED TO THE APPLICANT, CURTIS M. ROCCA, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE.
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO CURTIS M. ROCCA AT THE APPRAISED PRICE OF \$139,458.17 SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.

Attachment.

Calendar Item 19, meeting of 4/29/64

EXHIBIT "A"

CALENDAR ITEM 19, MEETING OF 4/29/64

SELECTION AND SALE OF VACANT FEDERAL LAND, LIEU LAND APPLICATION NO. 5013, HUMBOLDT COUNTY, SACRAMENTO LAND DISTRICT; CURTIS M. ROCCA - S.W.O. 5786.

On April 20, 1954, an application was received from Curtis M. Rocca to purchase, under the indemnity selection procedure, vacant federal land described as the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, T. 1 N., R. 4 E.; Lot 7 and E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 6, SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Lots 5 and 8 and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 33, T. 2 N., R. 3 E.; NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34 and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, T. 1 S., R. 4 E., H.M. (Containing a total of 442.44 acres), in Humboldt County. As the result of amendments, the application now includes the following:

- Parcel No. 1 - NE $\frac{1}{4}$ of SW $\frac{1}{4}$, SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ (Lot 7) of Section 6, T. 2 N., R. 3 E., H.M., containing 118.0 acres
- Parcel No. 2 - SE $\frac{1}{4}$ of SW $\frac{1}{4}$, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, T. 2 N., R. 3 E., H.M., containing 80.0 acres
- Parcel No. 3 - NE $\frac{1}{4}$ of SW $\frac{1}{4}$ (Lot 5), SE $\frac{1}{4}$ of SW $\frac{1}{4}$ (Lot 8) and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 33, T. 2 N., R. 3 E., H.M., containing 120.8 acres
- Parcel No. 4 - NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, T. 1 S., R. 4 E., H.M., containing 33.7 acres
- Parcel No. 5 - NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, T. 1 S., R. 4 E., H.M., containing 32.6 acres

Staff appraisals show that the lands embraced in the application are not suitable for cultivation without artificial irrigation, and establish the total value of the parcels at \$217,193.92, which amount has been deposited by the applicant.

<u>Description</u>	<u>Acres</u>	<u>Total Value</u>	<u>Average Per Acre</u>
Parcel 1	118.0	\$78,444.97	\$664.79
Parcel 2	80.0	50,735.10	634.19
Parcel 3	120.8	61,013.20	505.08
Parcel 4	33.7	15,262.50	452.89
Parcel 5	32.6	11,738.15	360.06
Total	385.1	\$217,193.92	\$563.99

THE PROPERTY

Location: Southeastern Humboldt County. Using Bridgeville as the center location point, the parcels lie in a radius of seven miles north and south.

Access: No public access or presently maintained roads to any of the parcels. Old logging roads lead to or pass through each parcel.

EXHIBIT "A" (CONTD.)

Water: All five parcels have an adequate water supply on or adjoining.

Cover: The subject parcels have a combined commercial forest cover of 79% Douglas Fir and 6.5% Redwood.

Highest Use: The highest and best use for all five parcels is timber production of Douglas Fir, with hunting and recreation a secondary use.

The State's application to select the land has been accepted by the Bureau of Land Management, and the lands were listed (conveyed) to the State on March 8, 1961.

This selection will be an advantage to the State in that it will assist in satisfying deficiencies under the School Land Grant.

All State agencies, as well as city and county governments and school districts, have recently been circularized under the Commission's newly adopted policy, with the only indication of interest expressed by Humboldt State College, which requested that two of the five parcels be held for the maximum two-year period. This request was subsequently waived.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT IT IS TO BE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 7) OF SECTION =, SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 28, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 5), SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ (LOT 8) AND SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 33, T. 2 N., R. 3 E., H.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED MARCH 14, 1916; AND THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 34 AND THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 35, T. 1 S., R. 4 E., H.M., AS SHOWN ON OFFICIAL UNITED STATES PLAT OF SURVEY ACCEPTED DECEMBER 19, 1878 (CONTAINING A TOTAL OF 385.1 ACRES), IN HUMBOLDT COUNTY;
2. FIND THAT SAID LANDS ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. APPROVE THE SELECTION OF SAID LAND;
4. CONFIRM A 50-DAY EXTENSION GRANTED TO THE APPLICANT, CURTIS M. ROCCA, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
5. AUTHORIZE THE SALE OF SAID LAND, FOR CASH, TO CURTIS M. ROCCA, AT THE APPRAISED PRICE OF \$217,193.92, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS.