

MINUTE ITEM

25. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5532, SACRAMENTO LAND DISTRICT, YOLO COUNTY; COUNTY OF YOLO - S.W.O. 8094.

After consideration of Calendar Item 19 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION FINDS THAT THE SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , AND NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 3, T. 12 N., R. 4 W., M.D.M., CONTAINING 80 ACRES IN YOLO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZES THE SALE OF SAID LAND TO THE COUNTY OF YOLO, WITHOUT ADVERTISING, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, AT THE APPRAISED CASH PRICE OF \$1,396.

Attachment

Calendar Item 19 (1 page)

CALENDAR ITEM

19.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5532, SACRAMENTO LAND DISTRICT, YOLO COUNTY; COUNTY OF YOLO - S.W.O. 8094.

An offer has been received from the County of Yolo, acting by and through the Yolo County Board of Supervisors, to purchase the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , and SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 3, T. 12 N., R. 4 W., M.D.M., containing 80 acres in Yolo County. The applicant offered in writing the required minimum amount of \$5 per acre for the 80 acres, for a total of \$400, pending an appraisal to determine the current value.

A staff appraisal indicates that less than 50% of the land is suitable for cultivation without artificial irrigation, and establishes the fair market value as follows:

DESCRIPTION

NE $\frac{1}{4}$ of SW $\frac{1}{4}$	\$14.50 per acre (average)	\$580.00
SW $\frac{1}{4}$ of SW $\frac{1}{4}$	\$20.40 per acre (average)	\$816.00
	Total value	\$1396.00

LOCATION: The two parcels are located in Cache Creek Canyon, about three miles west of Rumsey and 40 miles west of Woodland.

ACCESS: State Route 16, a paved State highway, traverses both parcels, and occupies approximately 6 $\frac{1}{2}$  acres of the 80 acres.

WATER: Year-around water in Cache Creek, which crosses both parcels; well potential good at about 100 feet in the cabin-site area in SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , north of highway right-of-way.

COVER: Scattered oak, brush, and digger pine.

SOIL AND MINERALS: Depth: very shallow. Texture: light. Nutrient: poor. Alkali: none. Erosion: accelerated in gullies.

HIGHEST AND BEST USE: Recreation, hunting, and fishing.

Due notice of the appraised values was given to the applicant by certified mail. The County, within the 20-day time limit specified by Section 2302(a) of Title 2, Division 3, of the California Administrative Code, amended its original offer in writing to meet the appraised value of the land. Said section 2302(a) also provides that land may be sold to a county, city, State agency, or school district at the appraised value without advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$  OF SW $\frac{1}{4}$ , AND NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 3, T. 12 N., R. 4 W., M.D.M., CONTAINING 80 ACRES IN YOLO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE COUNTY OF YOLO, WITHOUT ADVERTISING, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, AT THE APPRAISED CASH PRICE OF \$1,396.