

55. SALE OF VACANT SCHOOL LAND, INYO COUNTY, TO HAROLD L. AND EDITH V. BROCKMAN - S.W.O. 8327, W.O. N-0360.

During consideration of Calendar Item 52 attached, the Executive Officer reported that Mr. Chris Pavisha had indicated orally that he would not be interested in buying the land and was withdrawing his offer; the Executive Officer was directed to obtain a letter from Mr. Pavisha so stating.

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

THE COMMISSION:

1. FINDS THAT THE NW $\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., S.B.M., CONTAINING 1.60 ACRES MORE OR LESS, IN INYO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. REJECTS THE BID OF MR. CHRIS PAVISHA AND AUTHORIZES THE RETURN OF DEPOSITS SUBMITTED BY HIM; AND
3. CONDITIONALLY AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES TO THE HIGHEST BIDDERS, HAROLD L. AND EDITH V. BROCKMAN, AT THE CASH PRICE OF \$5,920.00, SUBJECT TO RECEIPT OF A LETTER OF WITHDRAWAL OF HIS BID BY MR. CHRIS PAVISHA OR OF A LETTER FROM HIM OF NONOBJECTION TO THE ACTION BY THE COMMISSION. FAILING RECEIPT OF SUCH A LETTER FROM MR. PAVISHA, THE MATTER IS TO BE BROUGHT BEFORE THE COMMISSION AGAIN FOR FURTHER CONSIDERATION.

Attachment

Calendar Item 52 (2 pages)

SUPPLEMENTAL CALENDAR ITEM

4/69
S.W.O. 8327
W.O. N-0360

52.

SALE OF VACANT SCHOOL LAND
INYO COUNTY

LOCATION: 8 miles northerly of Tecopa and 5 miles easterly of Shoshone, Inyo County.

APPRAISAL DATA:

<u>Acreage</u>	<u>Value Per Acre</u>	<u>Total Value</u>	<u>Minimum Acceptable Bid</u>
160 m/1	\$35.00	\$5,600.00	\$5,600.00

BID INFORMATION:

<u>Applicant</u>	<u>Bid</u>
Chris Pavisha	\$5,701.00
Harold L. and Edith V. Brockman	\$5,920.00

DESCRIPTION:

Legal Description: As in recommendation

Suitability for Cultivation:

Less than 50% of the land is suitable for cultivation without artificial irrigation.

Access:

From ungraded dirt road contiguous to north line of Section 36, thence 3 miles on graded dirt county road northerly to paved highway.

Water:

No surface water; proven wells approximately one mile easterly, at depths of 300 plus feet.

Terrain:

Moderately sloped to flat; considerable surface rock. One small wash across SE $\frac{1}{4}$.

Elevation:

High, 2,400'; low, 2,000'

Cover:

Sparse saltbrush, creosote and desert fir.

Highest and Best Use:

Recreational cabin sites. Grazing.

STATUTORY AND OTHER REFERENCES:

- Public Resources Code: Div. 6, Pt. 2, Chs. 1 & 2, Sec. 7301
- Administrative Code: Title 2, Div. 3, Secs. 2300-2303
- Commission policy: Minute Item 11, Meeting of 9-16-63

SUPPLEMENTAL CALENDAR ITEM 52. (CONTD.)

EXHIBIT: A. Location Map

OTHER PERTINENT INFORMATION:

Under Application No. 128, S.W.O. 8327, notice to receive sealed bids for the sale of this parcel was published on October 10 and 17, 1968 in the Inyo Register. The bid notice provided as follows:

"Until 4:00 p.m. of November 12, 1968, any qualified applicant may submit a bid to purchase said land. . . New offers or bids pursuant to this notice must be in excess of \$5,600.00 . . . Bids will be publicly opened at the address given below on November 12, 1968, at 4:00 p.m."

The original applicant, Mr. Chris Pavisha, bid \$5,701 and his bid was opened at 4:00 p.m. on November 12, 1968, as set out in the public notice. On November 14, 1968, a bid was received under the same offer from Harold L. and Edith V. Brockman in the amount of \$5,920.00. The Brockman's bid was mailed to the Division and postmarked "P.M. November 12, 1968." Both bids were in proper form. No other bids were received.

Because of time consumed in analysis of this situation, Mr. Pavisha has elected to withdraw his bid. Mr. Brockman has asked that his bid be considered by the Commission and the award made to him.

The office of the Attorney General and staff counsel have advised that this action is desirable and because Mr. Brockman's bid is higher, would be in the best interests of the State.

IT IS RECOMMENDED THAT THE COMMISSION:

- (1) FIND THAT THE NW $\frac{1}{4}$ OF SECTION 36, T. 22 N., R. 7 E., S.B.M., CONTAINING 160 ACRES, MORE OR LESS, IN INYO COUNTY IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
- (2) REJECT THE BID OF MR. CHRIS PAVISHA AND AUTHORIZE THE RETURN OF DEPOSITS SUBMITTED; AND
- (3) AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS, INCLUDING MINERALS AND GEOTHERMAL RESOURCES, TO THE HIGHEST BIDDERS, HAROLD L. AND EDITH V. BROCKMAN, AT THE CASH PRICE OF \$5,920.00.