

CALENDAR ITEM
C74

MINUTE ITEM
This Calendar Item No. C74
was approved as Minute Item
No. 74 by the State Lands
Commission by a vote of 3
to 0 at its 11/15/94
meeting

A 1
S 2

SA 5718 SA 5719
SA 5720 SA 5721
~~SA 5723 SA 5724~~
SA 5725 SA 5726
SA 5728 SA 5730
SA 5731 SA 5732

Reese

**AUTHORIZE AS SCHOOL LAND TRUSTEE ACCEPTANCE OF THE
HIGHEST BID AND SUBSEQUENT ISSUANCE OF PATENTS
TO THE SUCCESSFUL BIDDERS FOR TWELVE PARCELS
OF STATE SCHOOL LAND IN MENDOCINO COUNTY**

BACKGROUND:

On August 22, 1990, the Commission approved the offering of 26 parcels of State school land in Mendocino County for sale by sealed bid. Minimum bids were set by the appraised value of each parcel. Sealed bid were solicited by newspaper advertisements, notices to adjacent property owners, and direct mail to parties on the School Land Sales List.

The bid opening was on September 21, 1994, at 10:00 a.m. Bid offerings on 12 parcels totaling \$339,704 were received and accepted. The required ten percent deposit on each parcel, totaling \$33,970.40 accompanied the bids. All expenses incurred by the Commission for its process, i.e. bid processing and award, including costs for approval and advertising, will be paid by the successful bidders.

List of Successful Bidders is listed on attached Exhibit "C".

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 7.7; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because it involves an action taken pursuant to the School Land Bank Act, P.R.C. 8700, et seq.

Authority: P.R.C. 8710.

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2. The consideration of \$339,704 will be deposited into the School Land Bank to: 1) facilitate the management of school lands, 2) generate revenue, and 3) carry out the goals of the School Land Bank Act. The State Lands Commission will be acting as trustee for the School Land Bank, pursuant to Division 7.7 of the P.R.C., for this transaction.
3. Staff has filed a General Plan for this activity with the Legislature pursuant to the P.R.C. Section 6373.

EXHIBITS:

- A. Land Description
- B. General Plan
- C. List of Successful Bidders

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 P.R.C. 8631, AN ACTION TAKEN PURSUANT TO THE SCHOOL LAND BANK ACT, P.R.C. 8700 ET SEQ.
2. FIND THAT A GENERAL PLAN FOR THIS ACTIVITY WAS FILED WITH THE LEGISLATURE PURSUANT TO P.R.C. 6373.
3. AUTHORIZE ISSUANCE OF PATENTS, SUBJECT TO APPLICABLE STATUTORY AND CONSTITUTIONAL RESERVATIONS, FOR THE LANDS DESCRIBED IN EXHIBIT "A"; TO THE SUCCESSFUL BIDDERS LISTED ON EXHIBIT "C" ATTACHED, UPON THE RECEIPT OF \$305,733.60, THE AMOUNT REMAINING TO BE PAID FOR THE LANDS, PLUS ALL COSTS ASSOCIATED WITH THE SALE.
4. AUTHORIZE THE DEPOSIT OF ALL SALE REVENUES (\$339,704) INTO THE SCHOOL LAND BANK.

EXHIBIT "A"

LAND DESCRIPTION

Twelve parcels of California State School Lands in Mendocino County, described as follows:

PARCEL NO.	SECTION - TOWNSHIP - RANGE
1	SE 1/4 of SE 1/4, Section 27, T.18N. R.11W., MDM
2	Lots 3 and 4, Section 2, T.18N. R.12W., MDM SE 1/4 of SW 1/4, Section 35, T.19N. R.12W., MDM
3	Lots 2, 3, 4, E 1/2 Lot 5, W 1/2 Lot 6, Section 5, T.18N. R.12W., MDM
4	N 1/2 of S 1/2, SE 1/4 of SW 1/4, SW 1/4 of SE 1/4, Section 8, T.18N, R.12W., MDM N 1/2 of SW 1/4 Section 9, T.18N., R.12W., MDM
5	NW 1/4 of NE 1/4, Section 20, T.18N. R.12W., MDM
6	SE 1/4 of SE 1/4, Section 20, T.18N. R.12W., MDM SW 1/4 of SW 1/4, Section 21, T.18N. R.12W., MDM NE 1/4 of NE 1/4, Section 29, T.18N. R.12W., MDM
7	Lot 15, Section 30, T.18N. R.12W., MDM
8	SW 1/4 of NW 1/4, Section 15, T.18N. R.13W., MDM
9	Lot 3, Section 25, T.18N. R.13W., MDM
10	Lots 1, 2, Section 24, T.19N. R.12W., MDM
11	E 1/2 of SW 1/4, Section 28, T.19N. R.12W., MDM
12	NE 1/4 of SW 1/4, Section 33, T.19N. R.12W., MDM

EXHIBIT "B"
GENERAL PLANS

Twelve parcels of California State School Lands in Mendocino County, described as follows:

PARCEL NO.	SECTION - TOWNSHIP - RANGE
1	SE 1/4 of SE 1/4, Section 27, T.18N. R.11W., MDM
2	Lots 3 and 4, Section 2, T.18N. R.12W., MDM SE 1/4 of SW 1/4, Section 35, T.19N. R.12W., MDM
3	Lots 2, 3, 4, E 1/2 Lot 5, W 1/2 Lot 6, Section 5, T.18N. R.12W., MDM
4	N 1/2 of S 1/2, SE 1/4 of SW 1/4, SW 1/4 of SE 1/4, Section 8, T.18N, R.12W., MDM N 1/2 of SW 1/4 Section 9, T.18N., R.12W., MDM
5	NW 1/4 of NE 1/4, Section 20, T.18N. R.12W., MDM
6	SE 1/4 of SE 1/4, Section 20, T.18N. R.12W., MDM SW 1/4 of SW 1/4, Section 21, T.18N. R.12W., MDM NE 1/4 of NE 1/4, Section 29, T.18N. R.12W., MDM
7	Lot 15, Section 30, T.18N. R.12W., MDM
8	SW 1/4 of NW 1/4, Section 15, T.18N. R.13W., MDM
9	Lot 3, Section 25, T.18N. R.13W., MDM
10	Lots 1, 2, Section 24, T.19N. R.12W., MDM
11	E 1/2 of SW 1/4, Section 28, T.19N. R.12W., MDM
12	NE 1/4 of SW 1/4, Section 33, T.19N. R.12W., MDM

GENERAL PLAN

Parcel 1 - Assessors Parcel No. 171-250-16

Proposed Transaction

The State Lands Commission proposes to sell 40 acres of State School Land to Mr. Dan LaRue.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel is steep rocky ground with brush, hardwoods, and some scattered merchantable conifers. There is not enough volume of merchantable timber to be considered as a commercial component.

Land Use

The Mendocino County General Plan Land Use designation is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation, and utility installations.

Proposed Use

The acquisition is to be used for residential purposes.

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GENERAL PLAN

Parcel 2 - Assessors Parcel No.'s 108-222-01, 037-370-20

Proposed Transaction

The State Lands Commission proposes to sell 68.52 acres of State School Land to Mr. James C. Eddie.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcels are covered with brush and hardwood with severe topography.

Land Use

The Mendocino County General Plan Use designation for Assessors Parcel No. 108-222-01 is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, and utility installations.

The Mendocino County General Plan Use designation for Assessors Parcel No. 037-370-20 is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for ranching and grazing purposes.

CALENDAR PAGE	350.2
MINUTE PAGE	4063

GENERAL PLAN

Parcel 3 - Assessors Parcel No. 108-192-02

Proposed Transaction

The State Lands Commission proposes to sell 149.78 acres of State School Land to Mr. Scott Lyall.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel has a lot of Knobcone pine (non-commercial species) and some young Douglas fir. There is not enough merchantable timber to be considered a merchantable component.

Land Use

The Mendocino County General Plan Use designation is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation and utility installations.

Proposed Use

The acquisition is to be used to enhance the wildlife habitat, grazing use, and woodlands while minimizing the risk of wild land fire danger.

CALENDAR PAGE	350.3
MINUTE PAGE	4064

GENERAL PLAN

Parcel 4 - Assessors Parcel No.'s 108-192-11, 108-193-13

Proposed Transaction

The State Lands Commission proposes to sell 320 acres of State School Land to Mr. Cas Smith.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcels are covered with brush, hardwoods, some Douglas fir, and quite severe topography. This parcel does not have a timber component which could be added to the land value.

Land Use

The Mendocino County General Plan Use designation for the parcels is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation and utility installations.

Proposed Use

The acquisition is to be used to develop a homesite on the parcel in the future.

CALENDAR PAGE	350.4
MINUTE PAGE	4065

GENERAL PLAN

Parcel 5 - Assessors Parcel No. 108-212-07

Proposed Transaction

The State Lands Commission proposes to sell 40 acres of State School Land to Mr. and Mrs. Paul J. Nelson.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel has some young Douglas fir and Knobcone pine with little to no merchantable value

Land Use

The Mendocino County General Plan Use designation is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, and utility installations.

Proposed Use

The acquisition is to be used for recreation by the purchaser.

CALENDAR PAGE	350.5
MINUTE PAGE	4066

GENERAL PLAN

Parcel 6 - Assessors Parcel No.'s 108-212-13, 108-213-09, 107-051-02

Proposed Transaction

The State Lands Commission proposes to sell 120 acres of State School Land to Burgess Lumber Inc.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcels have grass, brush, hardwood, few young growth conifers and have no timber component.

Land Use

The Mendocino County General Plan Use designation for Parcels No.'s 108-212-13 and 108-213-09 is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, and utility installations. The Mendocino County General Plan Use designation for Parcel No. 107-051-02 is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for fire trails and access road.

CALENDAR PAGE	350.6
MINUTE PAGE	4067

GENERAL PLAN

Parcel 7 - Assessors Parcel No. 107-055-05

Proposed Transaction

The State Lands Commission proposes to sell 39± acres of State School Land to Ms. J. Murray.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel is covered with brush, hardwood, and a few young growth conifers and has no timber component.

Land Use

The Mendocino County General Plan Use designation is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for an investment and the purchaser plans no improvements. Currently zoned for residential lot.

CALENDAR PAGE	350.7
MINUTE PAGE	4068

GENERAL PLAN

Parcel 7 - Assessors Parcel No. 108-181-03

Proposed Transaction

The State Lands Commission proposes to sell 40 acres of State School Land to Mr. and Mrs. William D. Barrass.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel has primarily hardwoods and some scattered non-merchantable young growth Douglas fir.

Land Use

The Mendocino County General Plan Use designation is Range Lands, allowing for residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, and utility installations.

Proposed Use

The acquisition is to be used for ranching and grazing purposes.

CALENDAR PAGE	350.8
MINUTE PAGE	4069

GENERAL PLAN

Parcel 9 - Assessors Parcel No. 105-280-04

Proposed Transaction

The State Lands Commission proposes to sell 62± acres of State School Land to Mr. and Mrs. John Smoot.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Pottery Valley and south of Hearst. The parcel has small immature Douglas fir and ponderosa pine along with brush and hardwoods. There is no conifer timber component which could be added to the land value. The parcels directly north, south, and west are used for personal residences.

Land Use

The Mendocino County General Plan Use designation is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for construction of a single family residence.

CALENDAR PAGE	350.9
MINUTE PAGE	4070

GENERAL PLAN

Parcel 10 - Assessors Parcel No. 037-360-17

Proposed Transaction

The State Lands Commission proposes to sell 94± acres of State School Land to Mr. Daniel B. Todd.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcel is a rocky brush covered piece of ground with no conifer timber component.

Land Use

The Mendocino County General Plan Use designation is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for recreation, hunting, camping, and hiking.

CALENDAR PAGE	350.10
MINUTE PAGE	4071

GENERAL PLAN

Parcels 11 and 12 - Assessors Parcel No.'s 37-340-07, 37-340-19

Proposed Transaction

The State Lands Commission proposes to sell 120 acres of State School Land to Mr. Walter L. Camp.

Property Location/Information

The property is located in Mendocino County. It lies generally to the east of Willits, west of Lake County, north of Potter Valley and south of Hearst. The parcels have dense small madrones, brush, and some scattered conifers. The parcel does not have a merchantable timber component.

Land Use

The Mendocino County General Plan Use designation is Public Land, allowing for agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation and utility installations.

Proposed Use

The acquisition is to be used for an existing roadway and grazing.

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EXHIBIT "C"
LIST OF SUCCESSFUL BIDDERS

SA 5718 SA 5719
SA 5720 SA 5721
SA 5723 SA 5724
SA 5725 SA 5726
SA 5728 SA 5730
SA 5731 SA 5732

A) Mr. Dan La Rue SA 5718
PO Box 380
Potter Valley, California 95469

J) Mr. Daniel B. Todd SA 5730
14015 N. Bush Road
Potter Valley, California 95469

B) Mr. James C. Eddie SA 5719
9401 Main Street
Potter Valley, California 95469

K) Mr. Walter L. Camp
12650 Hearst Road SA 5731
Willits, California 95490 SA 5732

C) Mr. Scott Lyall SA 5720
PO Box 1061
Willits, California 95490

D) Mr. CAS Smith SA 5721
PO Box 1577
Fort Bragg, California 95437

E) Mr. and Mrs. W. D. Barrass
22983 E. Side Road SA 5726
Willits, California 95490

F) Mr. and Mrs. Paul J. Nelson
476 Chase Street
Sonoma, California 95476 SA 5723

G) Burgess Lumber Profit Sharing SA 5724
PO Box 200
Redwood Valley, California 95470

H) Mr. J. Murray SA 5725
PO Box 873
Sebastapol, California 95473

I) Mr. and Mrs. John Smoot SA 5728
4500 Ridgewood Road
Willits, California 95490

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