

CALENDAR ITEM
C32

MINUTE ITEM
This Calendar Item No. C32
was approved as Minute Item
No. 52 by the State Land
Commission by a vote of 3
to 0 at its 3/1/95
meeting.

A 1
S 2

W 25196
Miller
Hadly
03/01/95

SCHOOL LANDS APPRAISAL

APPLICANT:

State Lands Commission
1807 - 13th Street
Sacramento, California 95814

Pursuant to P.R.C. 8700 (School Land Bank Act) and the School Land Management Study, staff has identified 11 parcels of State School Lands in Mendocino and Lake Counties as uneconomical to manage due to legal access problems, among others. Staff has determined that these isolated parcels, of which nine have timber, which range in size from 40 to 320 acres in Mendocino County, and one 40 acre parcel in Lake County are currently of minimal value to the State. Such parcels have, in the opinion of staff, a higher and best use as sale properties to facilitate private surface development.

Prior to sale, however, the parcels must be appraised to establish a fair market value for both land and timber. Staff requests that the Commission authorize it to solicit and receive bids for the appraisal of timber and land values and award the contract for appraisal services to the lowest qualified bidder.

Final bids on these parcels will be presented to the Commission for approval and acceptance.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 3; Div. 13.
- B. Cal. Code Regs.: Title 2, 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 the

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CALENDAR ITEM NO. C32 (CONT'D)

activity is not a project as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and Cal. Code Regs. 15378.

2. The Commission authorized staff (W 23399, Reese) to offer to sell State School Lands in Mendocino and Lake Counties at its August 22, 1990 meeting. A portion of those parcels need to be reappraised for fair market value.
3. Qualified staff, who could have appraised these parcels in a timely manner, have been eliminated as a consequence of budget reductions; therefore, the appraising of timber and land for fair market value will be contracted to a qualified third party.

EXHIBITS:

- A. Land Description
- B. Location Map

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 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND CAL. CODE REGS. 15278.
2. AUTHORIZE STAFF TO SOLICIT AND RECEIVE BIDS FOR THE FAIR MARKET VALUE APPRAISAL OF LAND AND TIMBER ON 11 PARCELS OF STATE SCHOOL LANDS IN LAKE AND MENDOCINO COUNTIES TO FACILITATE FUTURE SALE OF SUCH PARCELS AND TO AWARD THE CONTRACT TO THE LOWEST QUALIFIED BIDDER.

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EXHIBIT A

LAND DESCRIPTION

PARCEL DESCRIPTION

- No. 1 Lots 1&2, SE1/4NE1/4, Section 4, T17N, R11W, MDB&M, 121.23 acres, Mendocino County.
- No. 7 Lot 5, Section 19, T18N, R12W, MDB&M, 43.61 Acres, Mendocino County.
- No. 13 SW1/4SW1/4, Section 24, T18N, R13W, MDB&M, 40.00 Acres, Mendocino County.
- No. 15 Lots 3&4, E1/2SW1/4, Section 31, T19N, R11W, MDB&M, 157.46 Acres, Mendocino County.
- No. 19 W1/2NW1/4, W1/2SE1/4, SW1/4, Section 16, T19N, R13W, MDB&M, 320.00 Acres Mendocino County.
- No. 20 N1/2NE1/4, Section 16, T19N, R13W, MDB&M, 80.00 Acres, Mendocino County.
- No. 21 Lot 13, Section 25, T19N, R13W, MDB&M, 40.16 Acres, Mendocino County.
- No. 25 SW1/4SW1/4, Section 29, T13N, R15W, MDB&M, 40 Acres, Mendocino County.
- No. 26 SE1/4SE1/4, Section 26, T18N, R11W, MDB&M, 40 Acres, Lake County.
- No. 27 E1/2NE1/4, Section 12. T18N, R12W, MDB&M, 80 Acres, Mendocino Co. (Land appraisal only)
- No. 30 SW1/4NE1/4, Section 32, T18N, R12W, MDB&M, 40 Acres, Mendocino County. (Land appraisal only)

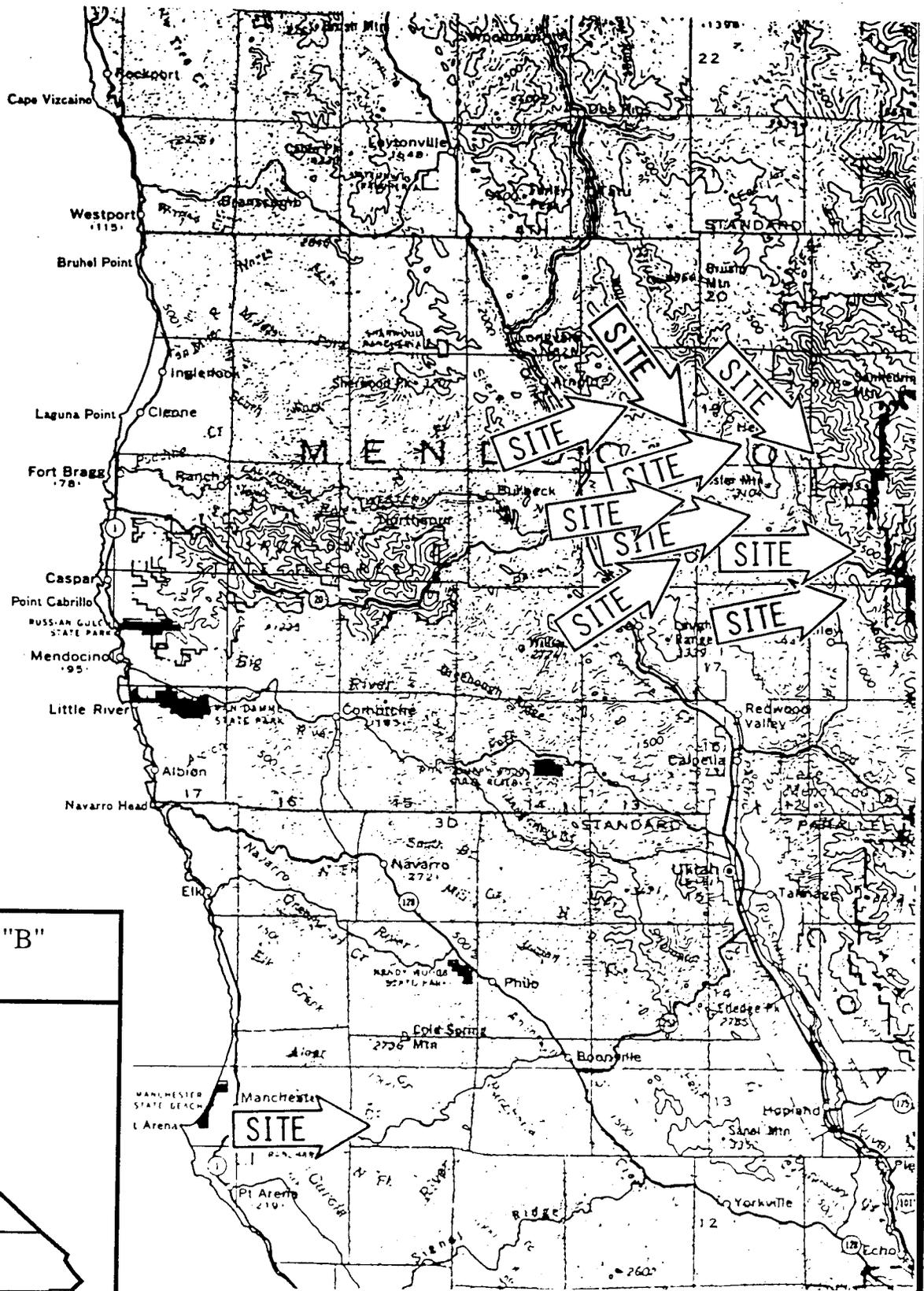


EXHIBIT "B"

W 25196



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