

MINUTE ITEM

17. (EXCHANGE APPLICATION NO. 41, STATE DIVISION OF FORESTRY, MOUNTAIN HOME STATE FOREST, TULARE COUNTY - S.W.O. 6008.)

After presentation of Calendar Item 30 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE STAFF TO UNDERTAKE A PARTIAL REVIEW OF THE VALUES OF BOTH THE OFFERED AND SELECTED LANDS EMBRACED IN EXCHANGE APPLICATION NO. 41, S.W.O. 6008, AND IF IT IS DETERMINED THAT THE VALUES ARE NOT EQUAL, OR APPROXIMATELY EQUAL, BASED UPON CURRENT MARKET DATA, A COMPLETE REVIEW AND APPRAISAL OF ALL LANDS IN THE ENTIRE TRANSACTION IS TO BE UNDERTAKEN TO ESTABLISH SUCH VALUES, AFTER WHICH THE APPLICATION IS TO BE AMENDED, IN COOPERATION WITH ALL AGENCIES CONCERNED, TO PROVIDE FOR AN EQUAL VALUE EXCHANGE AS REQUIRED BY SECTION 6441 OF THE PUBLIC RESOURCES CODE.

Attachment

Calendar Item 30 (2 pages)

STANDARD B & P "NOIEAR" ®

"NOIEAR" ®

## CALENDAR ITEM

MISCELLANEOUS

70.

(EXCHANGE APPLICATION NO. 41, STATE DIVISION OF FORESTRY, MOUNTAIN HOME STATE FOREST, TULARE COUNTY - S.W.O. 6008.)

On authorization by the Commission, the State Lands Division on September 11, 1951 filed on behalf of the State Division of Forestry an exchange application, pursuant to the provisions of Section 6441 of the Public Resources Code, to ~~acquire 4,419 acres of United States Forest Service land situated adjacent to the Mountain Home State Forest in Tulare County. In exchange for the Federal acreage above referred to, the State offered the United States 23,397.13 acres of vacant State school lands situated within national forests throughout the State. Subsequent amendments to the exchange have been made whereby the present exchange application offers the Federal government 16,652.68 acres of vacant State school land, in national forests, in exchange for 3,899.60 acres of Federal land in Tulare County.~~

The exchange application has been approved by the United States Forest Service in Washington, D.C., and is currently in the process of review for the granting of final approval by the United States Bureau of Land Management.

Pursuant to the provisions of Section 6441 of the Public Resources Code, the staff in the near future will be required to certify to the Commission and the Commission will be required to make a finding that the values of the offered and selected lands are equal, or approximately equal. The valuations on these lands were originally established by the Division of Forestry in 1947 and again revalued in 1950.

Based upon a cursory review of the aforesaid values by the staff, it is felt that the Commission cannot properly make a finding that the values of both the offered and selected lands are equal without a more detailed investigation of land and timber values, based upon current day prices. It is the belief of the staff that the increase in value has not been proportionately equal on both the offered and selected lands.

Upon considering the matter at its meeting on July 15, 1957, the Commission directed that the problem be again reviewed, that discussions be held with the Director of Natural Resources, and officials of the Division of Forestry and a further report made to the Commission.

The matter has been discussed with Mr. DeWitt Nelson and representatives of the Division of Forestry wherein it has been suggested that the Commission could undertake a partial review of the values, of both the offered and selected lands, to determine whether or not they are equal, or approximately equal. If, upon such partial review, it appears that the values are inconsistent, the Commission could undertake a complete review of the valuations, with the cooperation of the Division of Forestry, and make such adjustments to the exchange as may be necessary to provide for an equal value exchange.

MISCELLANEOUS 30. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE STAFF TO UNDERTAKE A PARTIAL REVIEW OF THE VALUES OF BOTH THE OFFERED AND SELECTED LANDS, EMBRACED IN EXCHANGE APPLICATION NO. 41, S.W.O. 6008, AND IF IT IS DETERMINED THAT THE VALUES ARE NOT EQUAL, OR APPROXIMATELY EQUAL, BASED UPON CURRENT MARKET DATA, IT IS RECOMMENDED THAT A COMPLETE REVIEW AND APPRAISAL OF ALL LANDS IN THE ENTIRE TRANSACTION BE UNDERTAKEN TO ESTABLISH SUCH VALUES AND THAT THE APPLICATION BE AMENDED IN COOPERATION WITH ALL AGENCIES CONCERNED TO PROVIDE FOR AN EQUAL VALUE EXCHANGE, AS REQUIRED BY SECTION 6441 OF THE PUBLIC RESOURCES CODE.