

MINUTE ITEM

Calendar Item No. 25
approved as Minute Item
by the State Lands
Commission by a vote of 3
at its 6/26/85
meeting.

CALENDAR ITEM

A 2, 7, 34

S 2, 5, 25

25

06/26/85
W 23400
SA 5665
AD 27
Reese
Chatfield
Shimer

LAND EXCHANGE

A threeway land exchange is proposed between Bureau of Land Management, State Lands Commission, and Harwood Investment Company, involving 3,680 acres of school land in Inyo and Mono Counties, 407 acres of BLM timber land in Mendocino County, and 840 acres of cutover forest land in Mendocino County owned by Harwood Investment Co.

The Commission has previously endorsed a high priority program to divest ownership of remote low value school lands within BLM Desert Wilderness Study areas for BLM lands that are accessible and have potential for revenue production. The Commission has also endorsed (June and October 1983) acquisition of private lands intermingled within SLC timber management units.

To further these objectives, it is proposed to exchange six parcels of school land within BLM Wilderness Study areas in Inyo County for three parcels of timbered BLM parcels in Mendocino County. The three timbered parcels are, in turn, desired by Harwood Investment Company, which also owns land within the Commission's High Peak and Ham Pass Forest Management Units. The Company has proposed exchanging 840 acres of its intermingled lands for the three timbered parcels SLC is acquiring from BLM.

Staff has reviewed appraisals covering all the involved properties and has determined that the equal value criterion would be met if the BLM-SLC-Harwood exchange is authorized as recommended in this Calendar Item. The school lands in Inyo and Mono Counties are remote, without access, and have no known mineral values. The BLM tracts in Mendocino County contain four million board feet of merchantable timber susceptible to

(NON-SUBSTANTIAL REVISION
07/02/85)

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harvest under The Forest Practice Act. The Harwood property is cutover forest land, but with productive soils and fair to good stocking of immature timber and critically located to provide access and management continuity to the adjacent State ownership.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: 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. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.

Authority: 14 Cal. Adm. Code 15061(b)(3).

EXHIBITS:

- A. State School Lands in Inyo and Mono Counties.
- B. BLM Land in Mendocino County.
- C. Harwood Lands in High Peak.
- D. Location Map, School Lands.
- E. Location Map, BLM Lands
- F. Harwood Lands.

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. (14 CAL. ADM. CODE 15061(b)(3))
- 2. FIND THAT THE EXCHANGE OF THE STATE LAND DESCRIBED IN EXHIBIT "A" FOR THE FEDERAL LAND DESCRIBED IN EXHIBIT "B" IS IN ACCORDANCE WITH P.R.C. 6443 AND THAT THE SELECTED LANDS ARE OF EQUAL OR GREATER VALUE THAN THE OFFERED LANDS.

CALENDAR ITEM NO. 25 (CONT'D)

3. AUTHORIZE THE CONVEYANCE OF A PATENT OF THE STATE LANDS DESCRIBED IN EXHIBIT "A", INCLUDING MINERAL RIGHTS, TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, IN ACCORDANCE WITH P.R.C. 6444.
4. AUTHORIZE ACCEPTANCE AND CONSENT TO RECORDATION OF TITLE TO THE FEDERAL LANDS DESCRIBED IN EXHIBIT "B" IN ACCORDANCE WITH P.R.C. 6445
5. FIND THAT THE EXCHANGE OF THE ACCEPTED LANDS DESCRIBED IN EXHIBIT "B" FOR THE PRIVATE LANDS LISTED IN EXHIBIT "C" IS IN THE BEST INTERESTS OF THE STATE FOR PURPOSES OF CONSOLIDATING, ASSEMBLING, AND MANAGING THE STATE SCHOOL LANDS IN ACCORDANCE WITH P.R.C. 7303.5 AND THAT THE SELECTED LANDS ARE OF EQUAL OR GREATER VALUE THAN THE OFFERED LANDS.
6. AUTHORIZE THE ACCEPTANCE AND CONSENT TO RECORDATION OF DEEDS TO THE STATE, INCLUDING MINERALS, FOR THE LANDS DESCRIBED IN EXHIBIT "C".
7. AUTHORIZE THE CONVEYANCE OF THE ACCEPTED LANDS DESCRIBED IN EXHIBIT "B" TO HARWOOD INVESTMENT COMPANY WITH A RESERVATION OF MINERALS IN THE STATE.
8. AUTHORIZE THE STAFF TO WORK WITH THE BUREAU OF LAND MANAGEMENT, HARWOOD INVESTMENT CO. AND TO THE ATTORNEY GENERAL'S OFFICE TO TAKE WHATEVER STEPS ARE NECESSARY TO CONSUMATE THE EXCHANGE.

EXHIBIT "A"

LAND DESCRIPTION

W 23400

One parcel of California State school land in Mono County, California, and six parcels of California State school lands in Inyo County, California, said parcels being described as follows:

Section 36, T5S, R36E, MDM.
Section 16, T6S, R37E, MDM.
Section 36, T6S, R37E, MDM.
Section 16, T6S, R38E, MDM.
Section 36, T6S, R38E, MDM.
Section 16, T7S, R38E, MDM.
E $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 16, T8S, R36E, MDM.

END OF DESCRIPTION

PREPARED JUNE 3, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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EXHIBIT "B"

LAND DESCRIPTION

W 23400

Four parcels of land in Mendocino County, California, described as follows:

SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 9, T22N, R14W, MDM.

Lots 1, 2, 3, 8, and NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 19, T22N, R14W, MDM.

Lot 1 of Section 24, T22N, R15W, MDM.

Lots 3, 4, 5, 6, and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 32, T23N, R15W, MDM.

END OF DESCRIPTION

PREPARED JUNE 3, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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EXHIBIT "C"

LAND DESCRIPTION

W 23400

Two parcels of land in Mendocino County, California, described as follows:

Section 16, T18N, R11W, MDM.

NW $\frac{1}{4}$, and SW $\frac{1}{4}$ of NE $\frac{1}{2}$ of Section 17, T18N, R11W, MDM.

END OF DESCRIPTION

PREPARED JUNE 3, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

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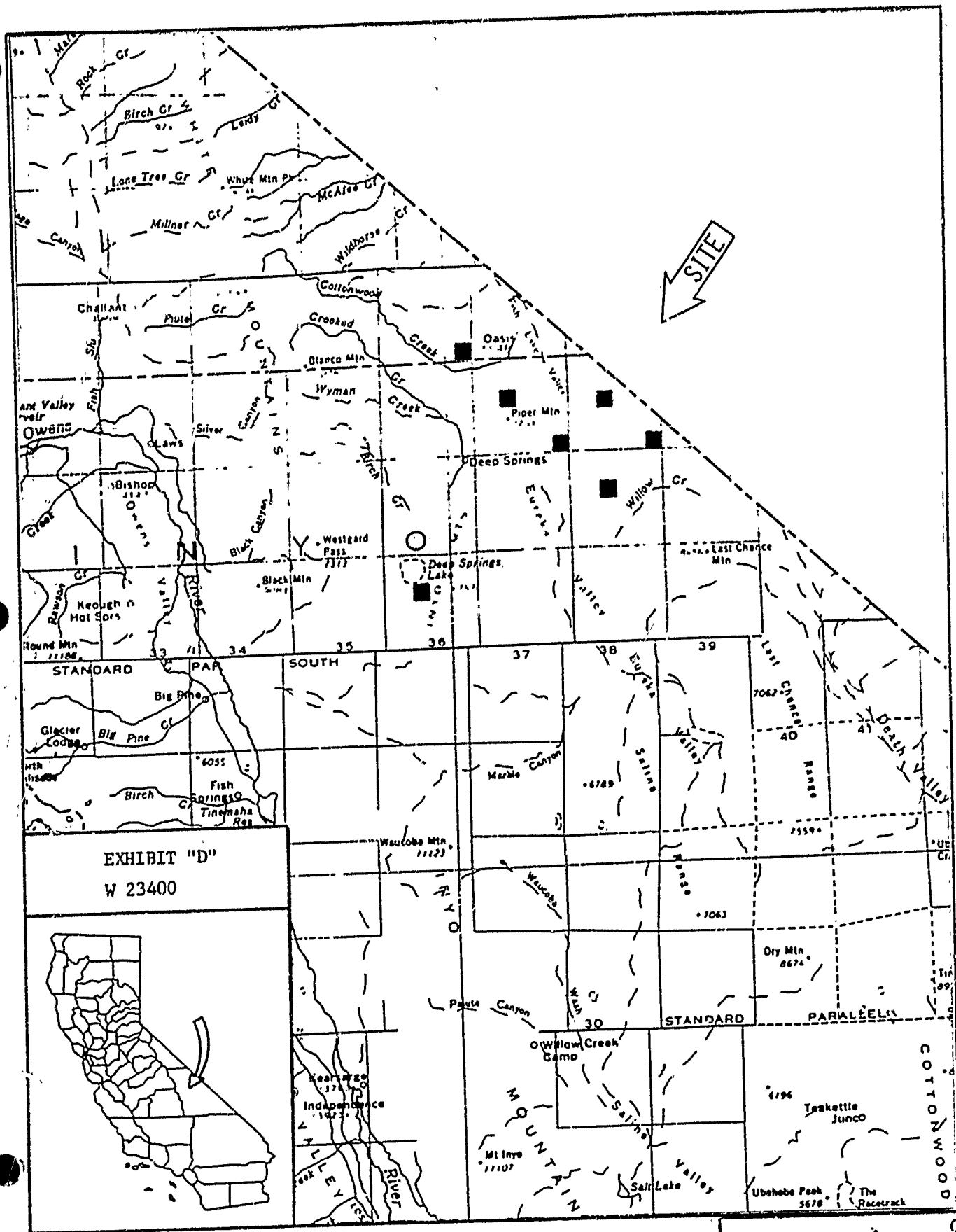
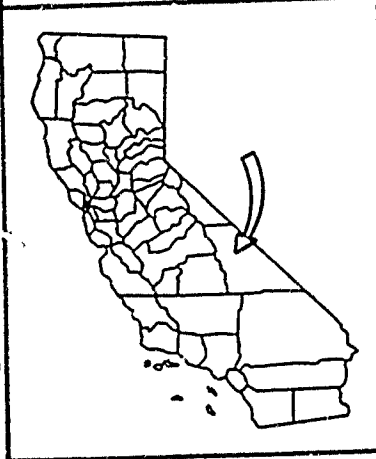


EXHIBIT "D"
W 23400



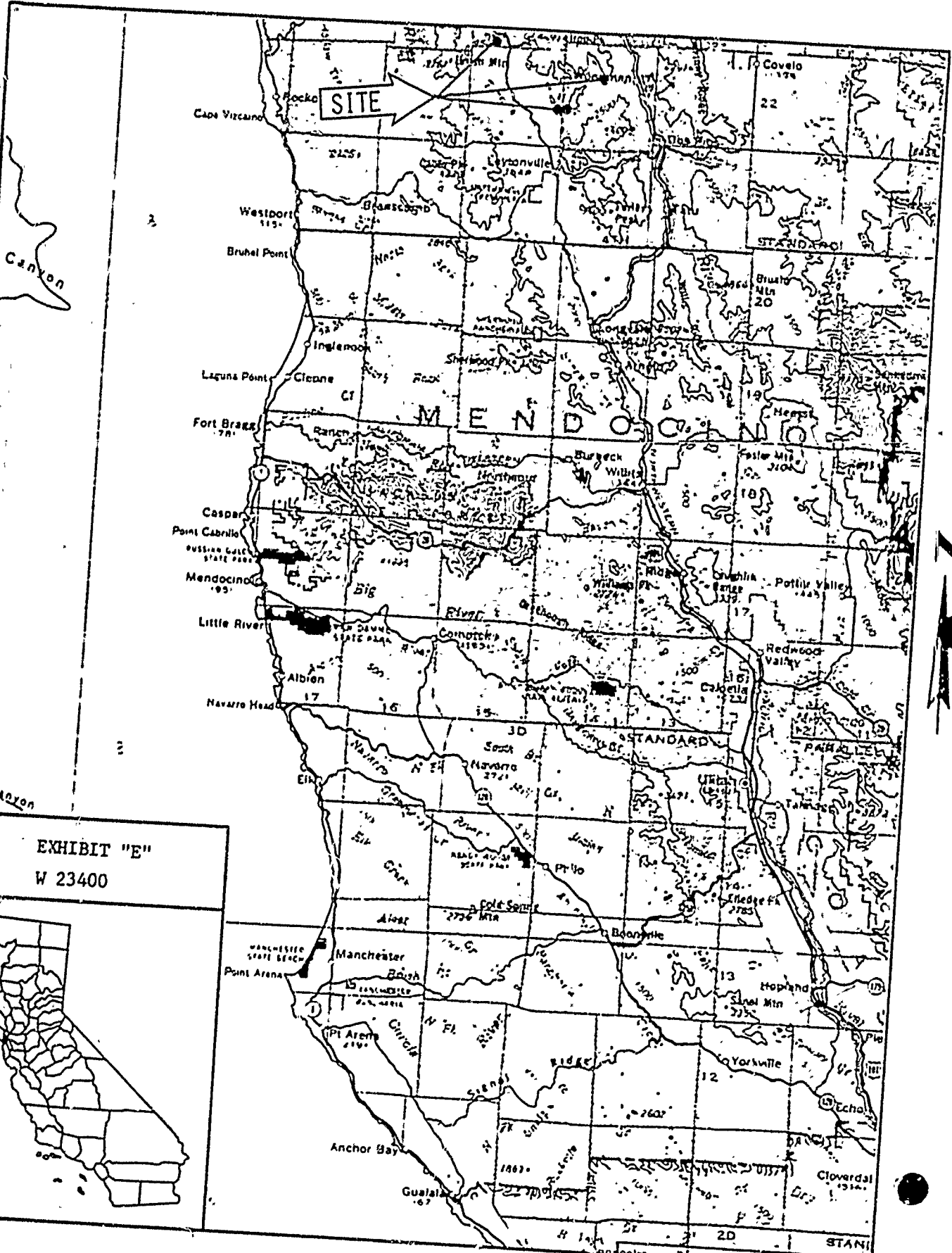


EXHIBIT "E"
W 23400



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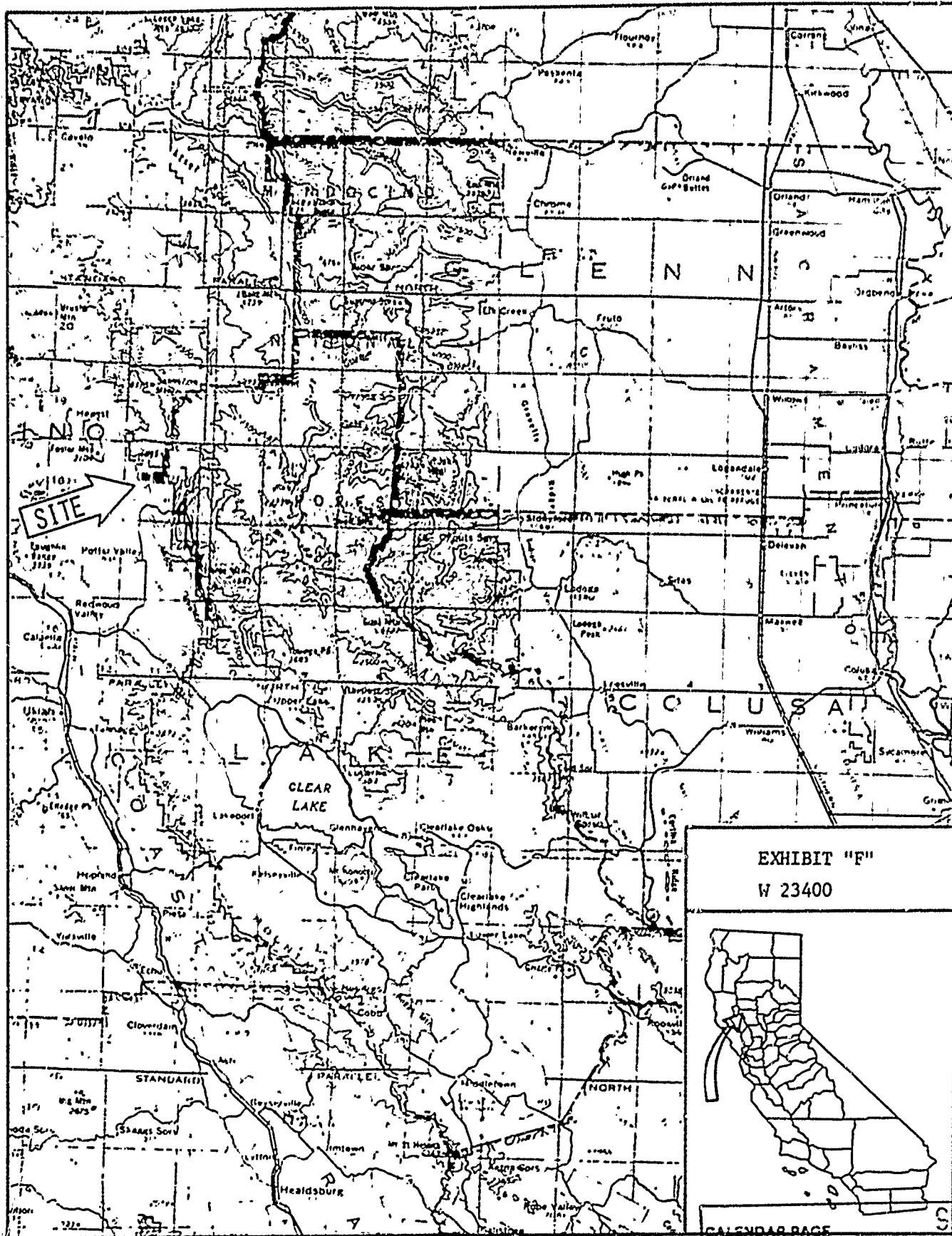


EXHIBIT "F"
W 23400



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To Santa Rosa 15 Miles