

MINUTE ITEM

This Calendar Item No. 21
was approved as Minute Item
21 by the State Lands
Commission by a vote of 2
to 1 at its 8/20/81
meeting.

CALENDAR ITEM

21

8/20/81
Exchange
No. 41
Bjornsen

LAND EXCHANGE AGREEMENT

The United States Forest Service and staff of the Commission have actively pursued an exchange of certain State school lands in San Diego County located within the Cleveland National Forest for a parcel of Federal forest land of equal value situated on the Sequoia National Forest that is entirely surrounded by the Mountain Home State Forest in Tulare County. Existing land uses will not change as a result of this proposal.

The land exchange proposed involves two separate parcels of school land containing 320 acres, more or less, including all minerals in the land for 40± acres of United States land currently administered by the Department of Agriculture, Forest Service, together with all minerals. The legal descriptions of the respective lands to be exchanged are set out in Exhibit "A" and "B" attached hereto. Commission staff appraisals and staff review of independent and Forest Service appraisals indicate the lands to be exchanged are of equal value. The estimated fair market value of the State land and United States of America land and timber each total \$170,000.00.

From El Cajon, school land Parcel 1 is southeast an airline distance of 18 miles and Parcel 2 is easterly an airline distance of 32 miles. Both parcels are in southeast San Diego County, and are steep and brush covered.

A staff minerals examination shows no indicators of mineral potential in the land. Parcel 1, containing 120± acres, is without road access. Parcel 2, containing 200± acres, is accessible by dirt roads. Acquisition of these school land parcels by the United States will eliminate two State in-holdings within the Cleveland National Forest.

The 40± acre parcel to be acquired by the State is commercial forest land located 25 airline miles northeast of Porterville in central Tulare County. This federal parcel contains old growth mixed conifers (ponderosa and sugar pine, true fir, incense cedar and Sierra redwood) on a steep east facing slope at an elevation of over 6,000 feet. The estimated

A 31, 38, 75
S 15, 40, 80

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net timber volume is 1.2 million board feet. Also, there are 49 Giant Sequoia trees on the parcel no longer of a commercial species; these redwood trees contribute to the land value and will be protected. The parcel is surrounded by the Mountain Home State Forest; a well maintained dirt road bisects the parcel. Road access is controlled by the State Forest. Use is freely granted during dry weather periods.

It is the Commission staff's opinion that it will be to the advantage of both the United States and the State to exchange the lands described herein under the Exchange Agreement developed jointly by the two parties.

The State's acquisition of the 40[±] acre parcel will provide an opportunity to conduct forest management and timber harvest on the land by staff foresters in conjunction with the Department of Forestry. Revenue to the State from timber harvests will be received, whereas retention of the 320[±] acres of school land will yield no revenue whatever in the foreseeable future.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. This project is exempt from CEQA because it is within the purview of 2 Cal. Adm. Code 2907, Class 12, which exempts land exchanges with other public agencies, including, but not limited to, exchanges with the Federal Government.
2. This project is situated on school lands not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject school land parcels as having such values at this time.

EXHIBITS:

- A. Description of Parcels 1 and 2 to be Conveyed by the State of California.
- B. Description of Parcel to be Conveyed by the United States of America.
- C. State School Land Parcels 1 and 2 - Location Map.

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D. United States of America Parcel - Location Map.

E. Initial Study/General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL DOCUMENT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH DOCUMENT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL ADM. CODE 2907.
2. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. APPROVE AND AUTHORIZE EXECUTION OF THE EXCHANGE AGREEMENT SUBSTANTIALLY IN THE FORM ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION PROVIDING FOR THE EXCHANGE OF 320± ACRES OF STATE SCHOOL LAND, INCLUDING ALL MINERALS IN THE LAND, IN SAN DIEGO COUNTY FOR A 40± ACRE PARCEL OF UNITED STATES OF AMERICA LAND IN TULARE COUNTY, INCLUDING MINERALS. THE LANDS TO BE CONVEYED ARE DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.
4. FIND THAT AN EXCHANGE OF THE LANDS DESCRIBED IN EXHIBITS "A" AND "B" IS ADVANTAGEOUS TO AND IN THE BEST INTEREST OF THE STATE IN THAT THE LAND TO BE ACQUIRED IS OF EQUAL VALUE TO THE LANDS TO BE CONVEYED AND THE STATE WILL ACQUIRE OWNERSHIP OF LAND SITUATED WITHIN THE MOUNTAIN HOME STATE FOREST BOUNDARIES THEREBY PROVIDING THE STATE WITH ACCESS TO AND JURISDICTION OVER THE USE, FOREST MANAGEMENT OR DISPOSITION OF THE LAND AND/OR TIMBER ON THE LAND ACQUIRED.
5. AUTHORIZE TRANSMITTAL OF THE ABOVE-FINDING TO THE GOVERNOR'S OFFICE WITH THE REQUEST FOR EXECUTION OF A PATENT TO THE STATE LAND DESCRIBED IN EXHIBIT "A".
6. APPROVE THE GENERAL PLAN (EXHIBIT "E") UNDER PRC SECTION 6373 AND AUTHORIZE ITS TRANSMITTAL TO THE LEGISLATURE.
7. AUTHORIZE ISSUANCE OF A PATENT FOR THE SCHOOL LANDS DESCRIBED IN EXHIBIT "A" TO THE UNITED STATES OF AMERICA, INCLUDING ALL MINERALS IN THE LANDS AND THE ACCEPTANCE OF A CONVEYANCE FROM THE UNITED STATES OF AMERICA FOR THE LAND DESCRIBED IN EXHIBIT "B" TO THE STATE OF CALIFORNIA.

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8. AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION AND THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL STEPS NECESSARY TO CONSUMMATE THE EXCHANGE.

EXHIBIT "A"

LAND DESCRIPTION

Exchange No. 41

Two parcels of California State school lands in San Diego County, California, described as follows:

Parcel 1

W-1/2 of SW-1/4 and SE-1/4 of SW-1/4 of Section 16,
T17S, R3E, SBM.

Parcel 2

S-1/2 of SW-1/4, NE-1/4 of SW-1/4 and W-1/2 of SE-1/4
of Section 36, T16S, R5E, SBM.

END OF DESCRIPTION

PREPARED JULY 31, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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EXHIBIT "B"

LAND DESCRIPTION

Exchange No. 41

A parcel of land located in the Sequoia National Forest, Tulare County, California, described as follows:

NE-1/4 of the NW-1/4 of Section 30, T19S, R31E, MDM.

END OF DESCRIPTION

PREPARED JULY 31, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.

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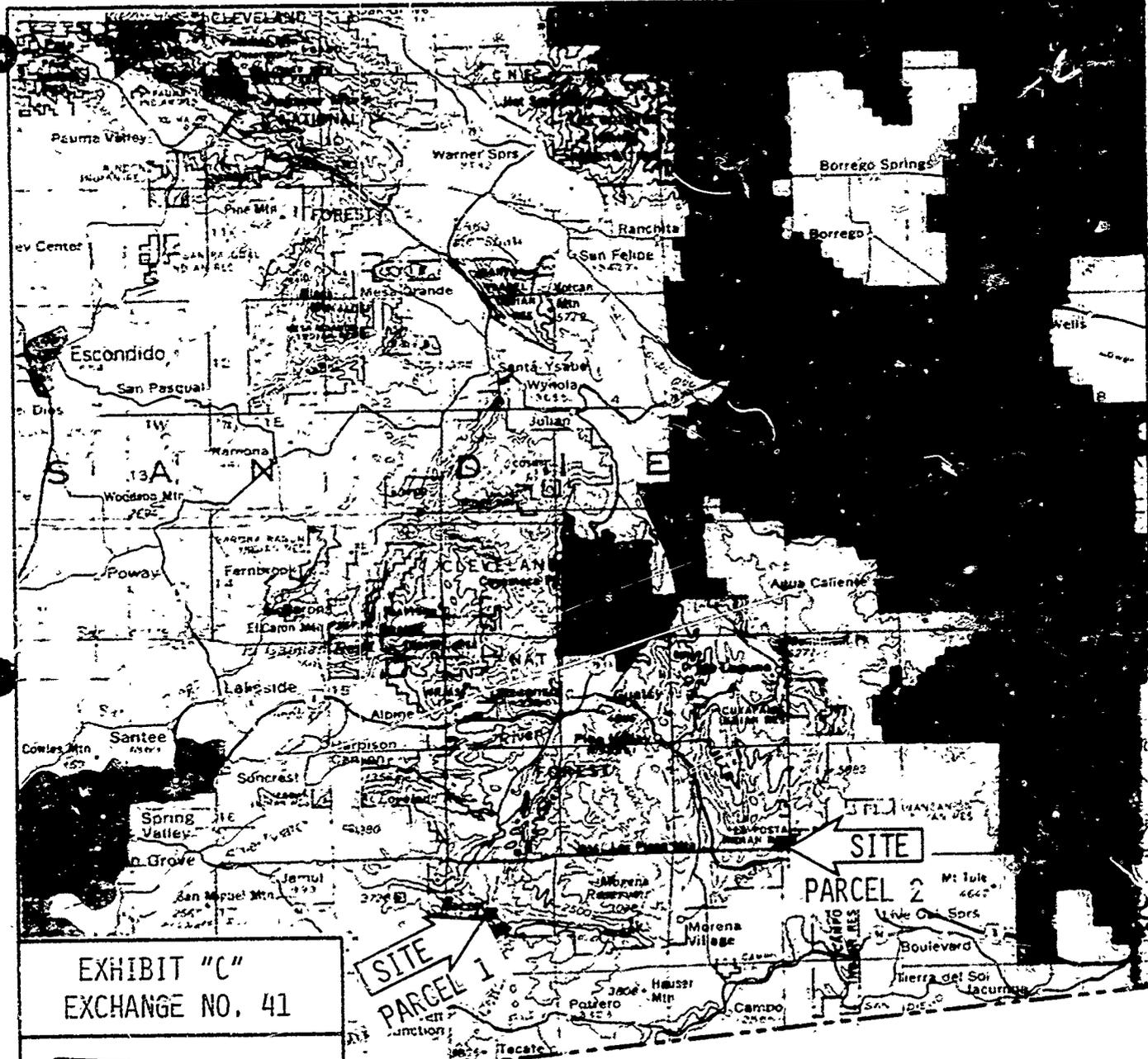


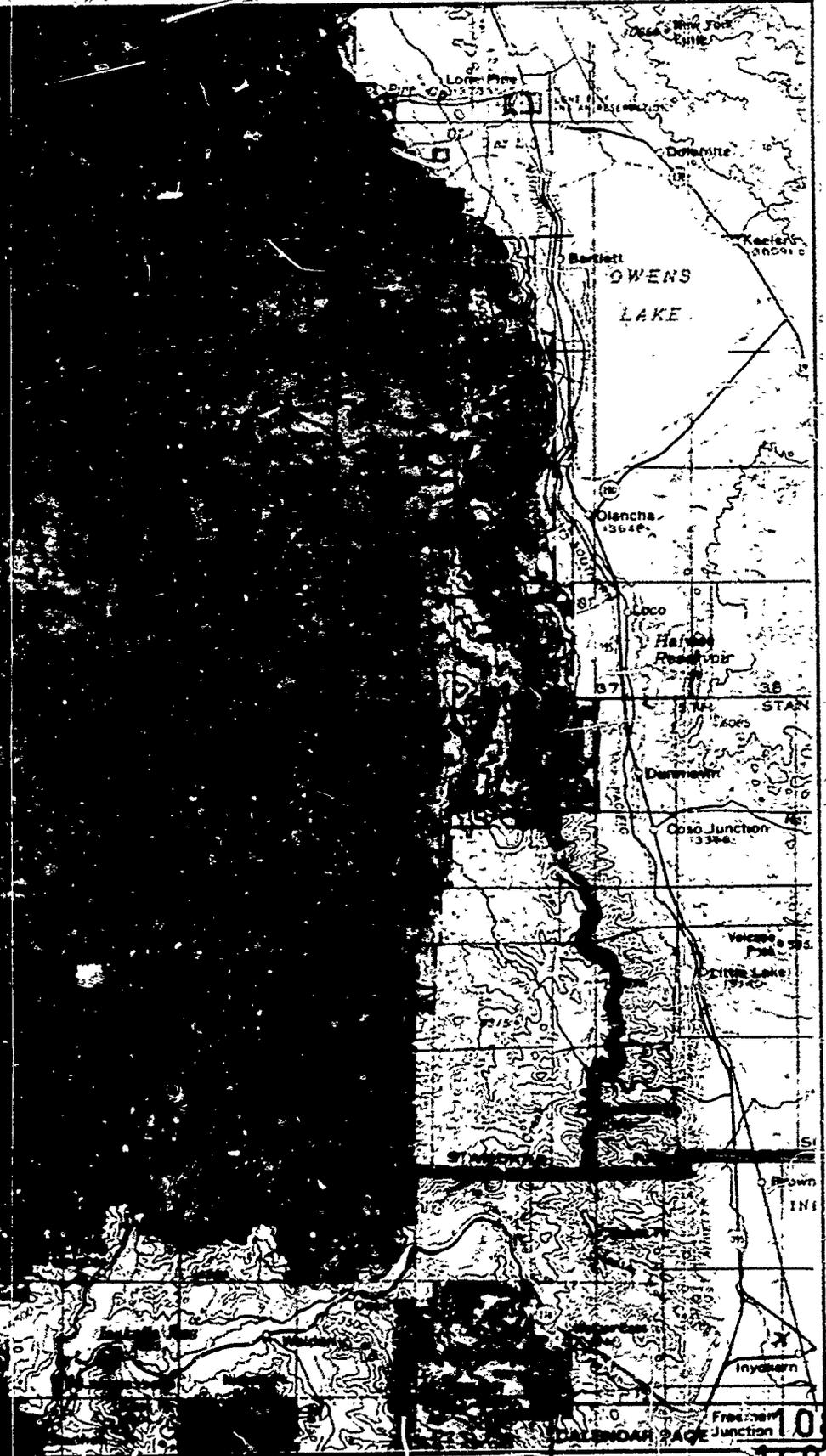
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EXHIBIT "D"
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INITIAL STUDY/GENERAL PLAN

Land Exchange: U.S. Forest Service/State Lands Commission

This is a proposal to exchange two parcels administered by the State Lands Commission for a single parcel administered by the U.S. Forest Service. No physical project is proposed as part of this exchange, and existing land uses and plans will not change as a result of this activity. It is anticipated that this activity will be categorically exempted from the California Environmental Quality Act under provisions of 2 California Administrative Code, Section 2907, Class 12.

Description of Project

The State Lands Commission will exchange 320 acres of State-owned land (two parcels) in San Diego County for 40 acres of U.S. Forest Service land in Tulare County.

State Lands:

1. One hundred-twenty + acres within Cleveland National Forest: West $\frac{1}{2}$ of the southwest $\frac{1}{4}$, and the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, Section 16, T.17S, R.3E, SBB&M, San Diego County. See Exhibit B.
2. Two hundred + acres situated approximately $\frac{1}{2}$ mile north of Interstate Highway 8 and approximately 2 miles east of Cameron Station, in the northerly portion of La Posta Valley, $\frac{1}{2}$ section west of the La Posta Indian Reservation: South $\frac{1}{2}$ of the southwest $\frac{1}{4}$, northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, and the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$, Section 36, T.16S, R.5E, SBB&M, San Diego County. See Exhibit C.

USFS Land:

Forty + acres entirely surrounded by Mountain Home State Forest land, and part of the Tule River Ranger District of the Sequoia National Forest: Northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$, Section 30, T.19S, R.31E, MDB&M, Tulare County. See Exhibit A.

State Lands Commission staff appraisals indicate that the lands to be exchanged are of equal value. There will be no immediate change in existing land use as a result of this activity.

Environmental Setting

Tulare County Parcel:

1. This entire parcel is quite steep, ranging from approximately 40 percent to 70 percent. Elevations range from 5,900 feet to 6,500 feet.

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The entire area is commercial forest land. Surrounding land is owned by the State and administered as Mountain Home State Forest within the exterior boundary of the Sequoia National Forest. The parcel is more specifically located 12 miles northeast of the town of Springville, a mountain community of about 1500 permanent residents.

Access to the area is provided by paved County road to Mountain Home Station. The parcel lies 4 miles northeast of Mountain Home Station via a well-maintained dirt road. Potential for on-site water development is remote because the drainage carries water only a short time during spring run-off. An old-growth mixed conifer overstory composed of sugar pine, ponderosa pine, white fir, incense cedar, and giant sequoia predominates on the parcel.

The parcel is geologically composed of alluvium derived from a large root pendant or inclusion of metamorphosed sediments. An on-site inspection showed no evidence of mining or prospecting.

San Diego County Parcel (Exhibit B):

1. This parcel is located within the Cleveland National Forest approximately one-half mile west of the most westerly portion of Barrett Lake and approximately 600 feet south of Wilson Creek. Via Japatul Valley Road, the site is 11 miles south of Interstate Highway 8.

The topography is rounded ridge top and steep slopes. There are canyons or drainage areas on both sides of the ridge. Slopes are estimated $\frac{1}{2}$ 15 to 20%, $\frac{3}{4}$ 30 to 40%, and elevations are approximately 1900 to 2400 feet.

The soil is decomposed granite and rock outcroppings. Vegetation is grass, chaparral and small trees in the drainage areas. The trees are not of commercial value, and there is no mining. There is no apparent access by road, and there are no utilities.

Surrounding lands are mountainous and idle; there is no development. In the valley to the north is a large farm; to the east is Barrett Lake Reservoir. The nearest community, Dulzura, is 12 miles away on Highway 94. The average annual rainfall for the vicinity is 18 inches.

San Diego County Parcel (Exhibit C):

2. This parcel is situated approximately $\frac{1}{2}$ mile north of Interstate 8 and approximately 2 miles east of Cameron Station. It is the northerly portion of La Posta Valley and is $\frac{1}{4}$ section west of the La Posta Indian Reservation. The nearest community is Live Oak Springs approximately 5 miles southeast on Interstate Highway 8.

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The topography is gentle rolling moderate slope from approximately 3400 feet elevation to 3600 feet. The percent of grade is estimated at 8 percent to 20 percent. The soil is decomposed granite and sand with some rock outcroppings. The vegetation consists mainly of chaparral.

La Posta Road, extended north of the underpass of Interstate Highway 8, divides at the property line, and two graded single-lane roads intersect portions of the land. There are no utilities. A flowing stream borders the southeasterly side of the parcel.

The land immediately surrounding the subject property on three sides is vacant United States Government land. The property adjacent south is a cattle ranch; there are a few small parcels of land south of Interstate Highway 8 (minimum 10 to 30 acres). The average rainfall for the vicinity is 15 to 18 inches.

Environmental Effects

There will be no immediate changes in existing land use on any of the parcels as a result of this transaction. If, at such time in the future, an activity or change of use is proposed, the proposal will be submitted for review pursuant to CEQA/NEPA and associated regulations.

Mitigation

Since the proposed transaction involves no change in existing land use or environmental effects, no mitigation is indicated.

Compatibility with Existing Zoning and Plans

The present land uses will continue.

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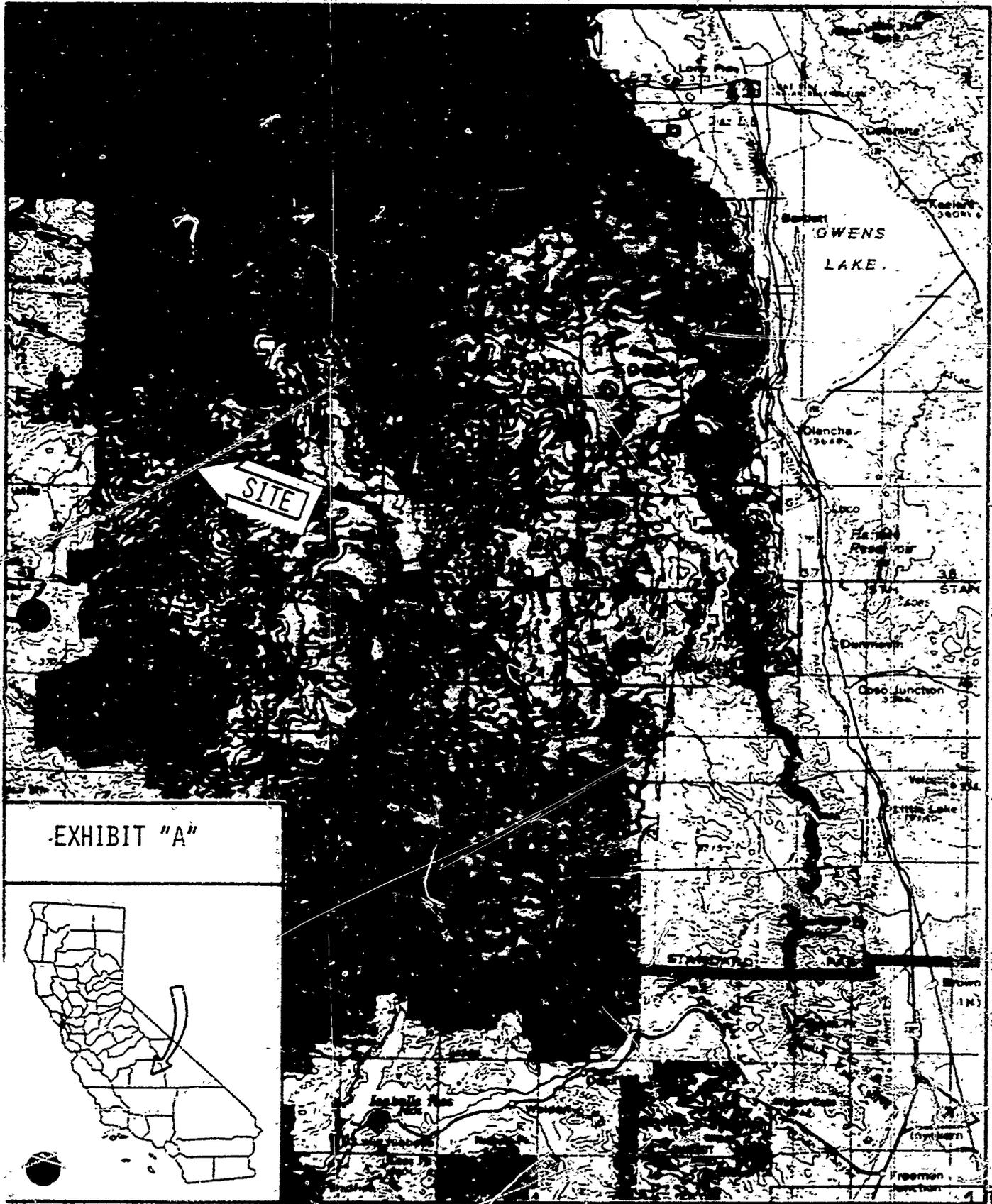


EXHIBIT "A"



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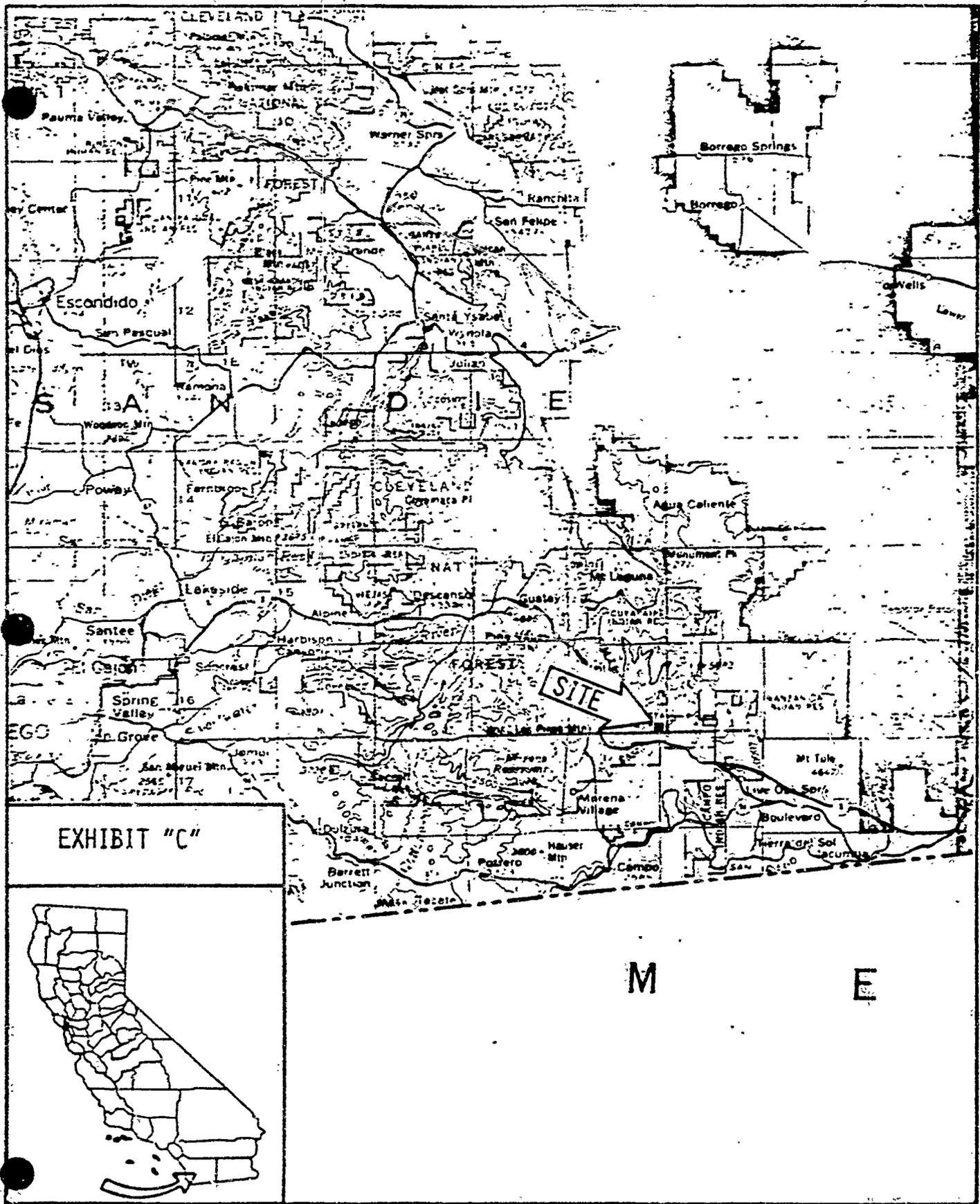


EXHIBIT "C"



M E

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