

MINUTE ITEM

This Calendar Item No. 16  
was approved as Minute Item  
No. 16 by the State Lands  
Commission by a vote of 3  
to 0 at its 2/23/84  
meeting.

CALENDAR ITEM

16

2/23/84  
SA 5632  
Bjornsen  
EX 84

LAND EXCHANGE AGREEMENT

The Bureau of Land Management (BLM) and Commission (SLC) staff have worked out a "Pilot" land exchange proposal which was initiated in February 1980. The proposed transfer of lands is referred to as a "Pilot" land exchange, to develop procedures needed as guide lines for future, more substantial, land adjustments between the SLC and the BLM.

All of the lands involved in this exchange are located within the County of Lassen. The offered State school lands contain a total area of 12,425.29 acres more or less, in the 16th and 36th sections of eighteen (18) townships situated in the eastern portion of the county. The selected federal lands contain a total of 7,940.64 acres more or less, in various sections of eight townships situated in the Honey Lake Basin, principally immediately south and southeast of Honey Lake near Herlong.

This exchange opportunity will provide substantial public benefits. Its completion will enable both the SLC and the BLM to incorporate in-holdings and consolidate their land ownership patterns. Enhancement of multiple use management and/or resource revenues on the respective land holdings will occur after these land adjustments. The federal lands to be acquired by the State include various scattered, moderate sized blocks of raw land adjoined, in part, by other State agency lands and private lands. The school lands to be acquired by the United States are surrounded by federal land administered by the BLM, for the most part; the State lands are extremely remote and widely distributed throughout eastern Lassen County.

(NON-SUBSTANTIVE REVISION 03/27/85)

A 1

S 1

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Staff has concluded mineral potential including geothermal resources is low on the State lands. The State will acquire mineral rights on the federal lands to be acquired.

A summary report on an investigation of cultural resources upon the school lands was prepared by a staff archeologist. It was concluded that the transfer of ownership will not threaten cultural resources. A copy of the report is on file in the office of the State Lands Commission.

The federal lands which the State will acquire lie 20 to 30 airline miles southeast of Susanville the County seat, near the Sierra Ordinance Depot at Herlong. The largest block of land involved in this State aquisition will link three separate Department of Fish and Game holdings located southerly of Herlong.

The fair market values for both the offered State land and the selected Federal land, as of October 7, 1983, are estimated to be equal at \$1,370,000.

Staff study indicates that it would be to the advantage and in the best interest of the State to exchange the lands described in the Real Estate Exchange Agreement between the SLC and the BLM.

AB 884 N/A.

OTHER PERTINENT INFORMATION:

1. The proposed activity is not considered to be a project as defined by CEQA and the State CEQA Guidelines  
Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.
2. Only one of the twenty-three parcels of school land involved is identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and it is classsified in use category "B" which authorizes Limited Use. The parcel description is: Section 36, T29N, R17E MDM, containing 819.8 acres. The exchange as proposed will not have a significant effect upon the environmental values.

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3. CEQA and/or NEPA will be addressed if any change in land use is proposed subsequent to the land exchange.
4. The general plan has been prepared and filed with the Legislature pursuant to P.R.C. 6373.

EXHIBITS: "A". Land Description - Offered State Lands.  
"A-1". Location Map - Offered School Lands.  
"B". Land Description - Selected Federal Land.  
"B-1". Location Map - Selected Federal Lands.  
"C". General Plan.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTION IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO 14 CAL ADM. CODE 15061 BECAUSE IT IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL ADM. CODE 15378.
2. FIND THAT THIS ACTIVITY WILL INVOLVE ONE PARCEL IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370.1 ET SEQ. BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH PARCEL.
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 12,425.29 ACRES MORE OR LESS, OF STATE SCHOOL LAND INCLUDING ALL MINERALS, IN LASSEN COUNTY FOR 7,940.64 ACRES MORE OR LESS, OF UNITED STATES OF AMERICA LAND IN LASSEN COUNTY, INCLUDING MINERALS. THE RESPECTIVE LANDS TO BE CONVEYED ARE DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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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 CONSOLIDATE OWNERSHIP WITHIN THE SOUTHERLY HONEY LAKE BASIN FOR PURPOSES OF LAND MANAGEMENT, AND ENHANCEMENT OF NATURAL RESOURCES AND REVENUES.
5. AUTHORIZE TRANSMITTAL OF THE ABOVE FINDING TO THE GOVERNOR'S OFFICE WITH THE REQUEST FOR EXECUTION OF A PATENT TO THE STATE SCHOOL LAND DESCRIBED IN EXHIBIT "A".
6. AUTHORIZE ISSUANCE OF A PATENT FOR THE STATE SCHOOL LAND DESCRIBED IN EXHIBIT "A" TO THE UNITED STATES OF AMERICA, INCLUDING ALL MINERALS IN THE SAID LAND AND THE ACCEPTANCE OF TWO CONVEYANCES, IN ACCORDANCE WITH THE REAL ESTATE EXCHANGE AGREEMENT, FROM THE UNITED STATES OF AMERICA FOR THE LAND DESCRIBED IN EXHIBIT "B" TO THE STATE OF CALIFORNIA.
7. AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION AND THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL STEPS NECESSARY TO CONSUMMATE THE LAND EXCHANGE.

## EXHIBIT "A"

## LAND DESCRIPTION

SA 5632

Those parcels of California State school lands in Lassen County, California, described as follows:

T35N, R8E, MDM,  
Section 36, All.

T31N, R13E, MDM,  
Section 36, All.

T32N, R13E, MDM,  
Section 36,  $W\frac{1}{2}E\frac{1}{2}$ ,  $SE\frac{1}{2}NE\frac{1}{2}$ ,  $E\frac{1}{2}W\frac{1}{2}$ ,  $SW\frac{1}{2}NW\frac{1}{2}$ ,  $NW\frac{1}{2}SW\frac{1}{2}$ ,  $NE\frac{1}{2}SE\frac{1}{2}$ .

T31N, R14E, MDM,  
Section 16, All.

T30N, R15E, MDM,  
Section 36,  $W\frac{1}{2}NE\frac{1}{2}$ ,  $SE\frac{1}{2}NE\frac{1}{2}$ ,  $E\frac{1}{2}NW\frac{1}{2}$ ,  $SW\frac{1}{2}NW\frac{1}{2}$ ,  $NW\frac{1}{2}SW\frac{1}{2}$ ,  $E\frac{1}{2}SW\frac{1}{2}$ ,  
 $NE\frac{1}{2}SE\frac{1}{2}$ ,  $W\frac{1}{2}SE\frac{1}{2}$ .

T33N, R15E, MDM,  
Section 36, All.

T29N, R16E, MDM,  
Section 36, All.

T30N, R16E, MDM,  
Section 16, All.

T31N, R16E, MDM,  
Section 36,  $N\frac{1}{2}$ .

T36N, R16E, MDM,  
Section 36,  $NE\frac{1}{2}NE\frac{1}{2}$ ,  $SE\frac{1}{2}SW\frac{1}{2}$ ,  $SE\frac{1}{2}$ .

T25N, R17E, MDM,  
Section 36, Lots 1, 2, 3,  $NE\frac{1}{2}NW\frac{1}{2}$ ,  $W\frac{1}{2}NE\frac{1}{2}$ .

T29N, R17E, MDM,  
Section 16, All;  
Section 36, All.

T30N, R17E, MDM,  
Section 16, All;  
Section 36, All.

T31N, R17E, MDM,  
Section 36, All.

T32N, R17E, MDM,  
Section 16, All;  
Section 36, All.

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T33N, R17E, MDM,  
Section 16, A11;  
Section 36, A11.

T34N, R17E, MDM,  
Section 16, A11;  
Section 36, A11.

T35N, R17E, MDM,  
Section 36, A11.

END OF DESCRIPTION

PREPARED JANUARY 6, 1984, BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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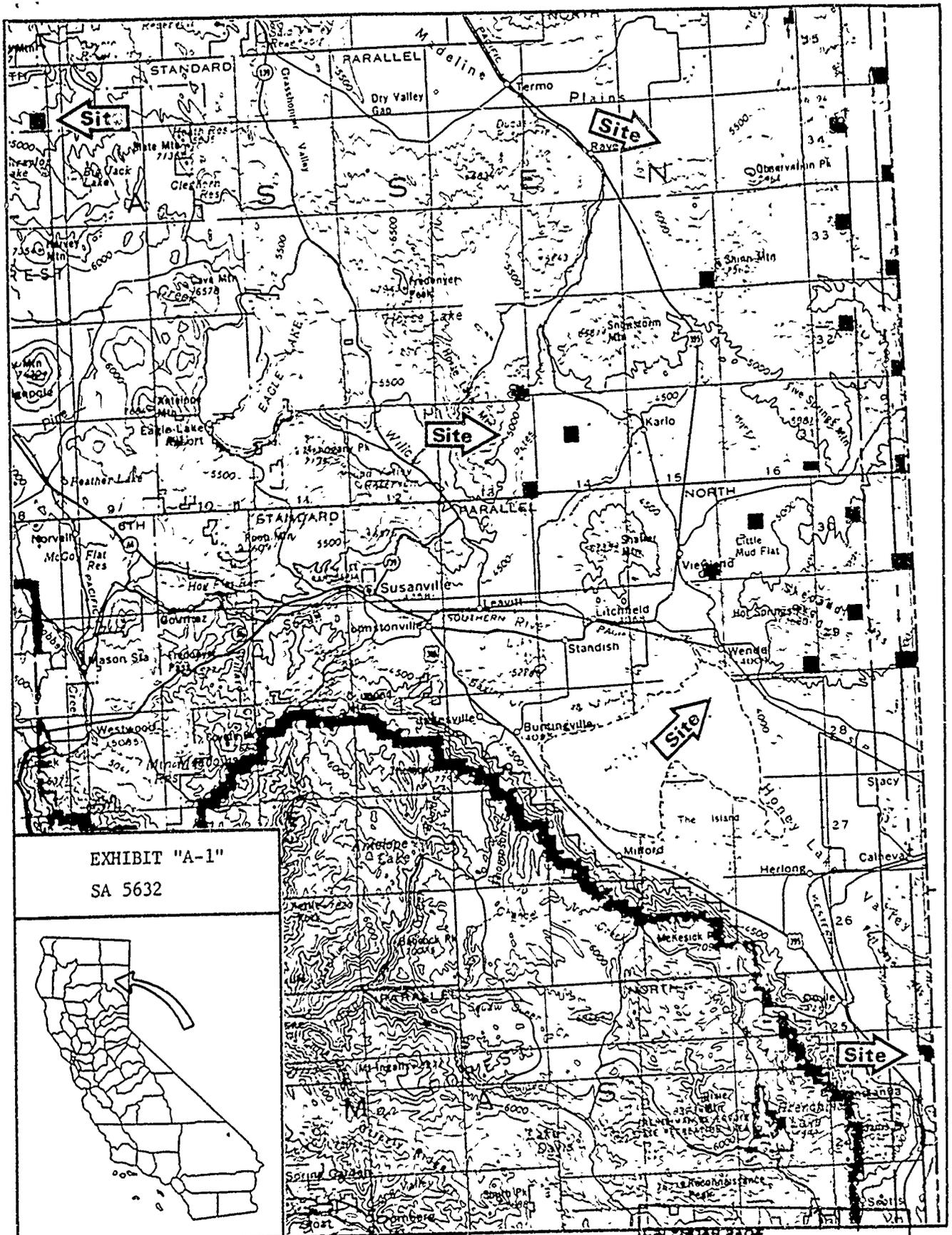


EXHIBIT "A-1"  
SA 5632



## EXHIBIT "B"

## LAND DESCRIPTION

SA 5632

Those parcels of Federal land in Lassen County California, described as follows:

## T27N, R15E, MDM,

Section 1, Lot 3;  
 Section 3, Lots 2, 3, 4,  $SE\frac{1}{2}NW\frac{1}{2}$ ;  
 Section 4, Lots 1, 2, 3, 4,  $SE\frac{1}{2}NW\frac{1}{2}$ ,  $N\frac{1}{2}SW\frac{1}{2}$ ,  $NE\frac{1}{2}SE\frac{1}{2}$ ;  
 Section 9,  $E\frac{1}{2}$ ;  
 Section 13,  $S\frac{1}{2}N\frac{1}{2}$ ,  $S\frac{1}{2}$ ;  
 Section 14,  $S\frac{1}{2}SE\frac{1}{2}$ ;  
 Section 15,  $NW\frac{1}{2}$ ;  
 Section 23, Lots 1, 2,  $N\frac{1}{2}$ ,  $N\frac{1}{2}SE\frac{1}{2}$ ;  
 Section 25, Lots 1, 3;  
 Section 27, Lot 6.

## T28N, R15E, MDM,

Section 32, Lot 1;  
 Section 33, Lots 1, 2, 3, 4, 5;  
 Section 34, Lots 1, 2, 3;  
 Section 35, Lot 1.

## T26N, R16E, MDM,

Section 3,  $SW\frac{1}{2}$ ;  
 Section 10,  $E\frac{1}{2}$ ,  $NW\frac{1}{2}$ ,  $N\frac{1}{2}SW\frac{1}{2}$ ;  
 Section 11, All;  
 Section 12, All;  
 Section 13,  $NE\frac{1}{2}SE\frac{1}{2}$ ;  
 Section 14,  $N\frac{1}{2}$ ,  $NE\frac{1}{2}SW\frac{1}{2}$ ,  $N\frac{1}{2}SE\frac{1}{2}$ ;  
 Section 20,  $S\frac{1}{2}NW\frac{1}{2}$ ,  $N\frac{1}{2}SW\frac{1}{2}$ .

## T27N, R16E, MDM,

Section 8, Lot 7;  
 Section 17,  $S\frac{1}{2}$ ;  
 Section 20,  $W\frac{1}{2}NE\frac{1}{2}$ ,  $NW\frac{1}{2}$ ,  $NW\frac{1}{2}SW\frac{1}{2}$ ,  $SE\frac{1}{2}$ .

## T28N, R16E, MDM,

Section 8,  $SE\frac{1}{2}NE\frac{1}{2}$ ,  $NE\frac{1}{2}SE\frac{1}{2}$ .

## T26N, R17E, MDM,

Section 6, Lot 7;  
 Section 7, Lots 1, 2, 3, 4,  $N\frac{1}{2}NE\frac{1}{2}$ ,  $E\frac{1}{2}W\frac{1}{2}$ .

## T27N, R17E, MDM,

Section 9,  $S\frac{1}{2}SW\frac{1}{2}$ ;  
 Section 12,  $NW\frac{1}{2}NW\frac{1}{2}$ ;  
 Section 13,  $W\frac{1}{2}NW\frac{1}{2}$ ;  
 Section 14, Lots 1, 2;  
 Section 15,  $NW\frac{1}{2}$ ,  $W\frac{1}{2}SW\frac{1}{2}$ ;  
 Section 23, Lots 5, 6;  
 Section 25, Lots 2, 3, 4,  $W\frac{1}{2}NE\frac{1}{2}$ ,  $NW\frac{1}{2}$ ,  $W\frac{1}{2}SW\frac{1}{2}$ ;  
 Section 26, Lots 3, 6;  
 Section 34,  $W\frac{1}{2}$ .

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T28N, R17E, MDM,  
Section 18, Lot 4;  
Section 33, N $\frac{1}{2}$ NE $\frac{1}{4}$ .

END OF DESCRIPTION

PREPARED JANUARY 6, 1984, BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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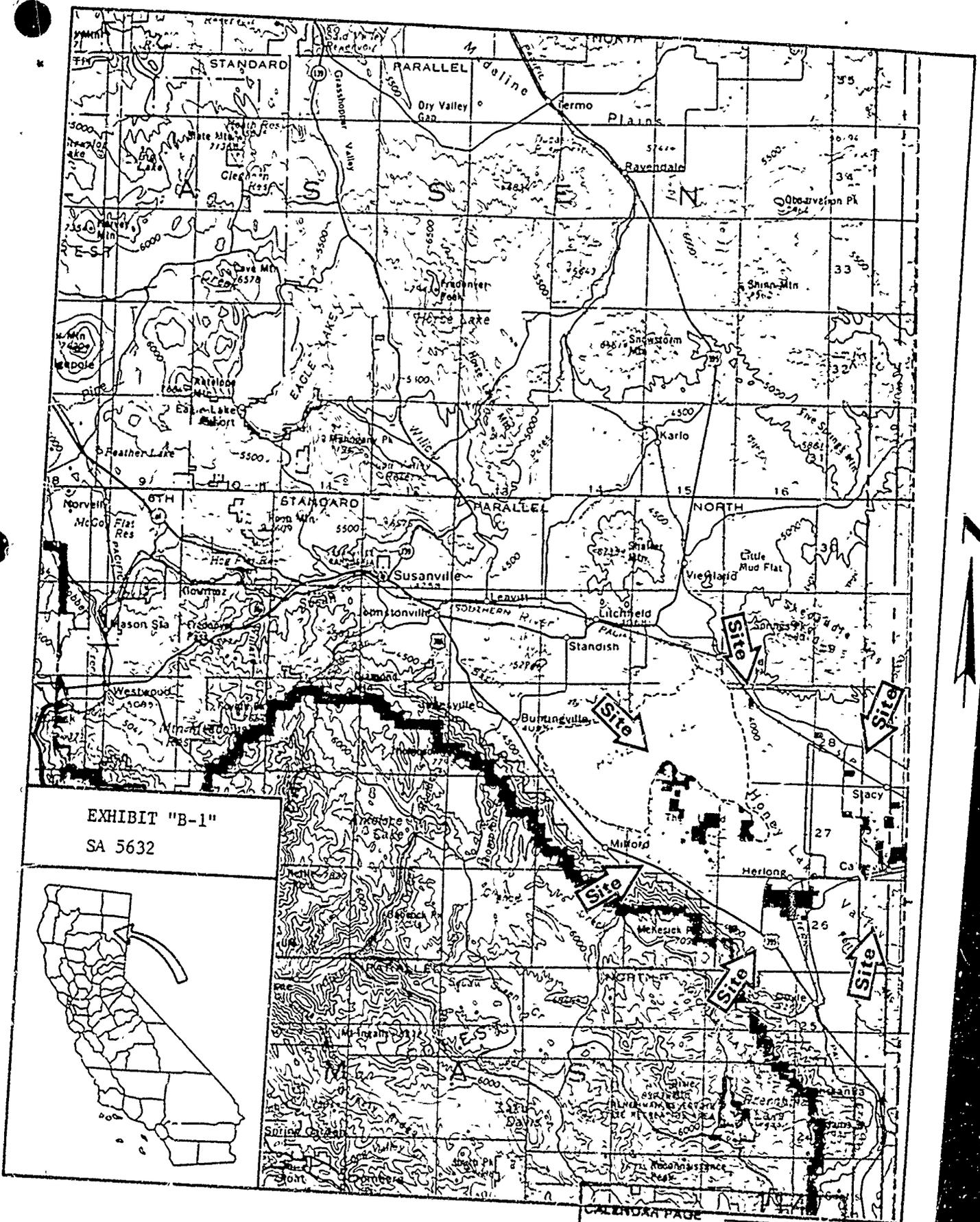


EXHIBIT "B-1"  
SA 5632



EXHIBIT "C"

GENERAL PLAN

SA 5632

The proposed action is the exchange of approximately 11,945 acres of State land to the Bureau of Land Management for approximately 7,590 acres of Federal land. The exchange is a "pilot" transaction between the State Lands Commission and BLM.

The transaction is expected to enhance multiple use management of the BLM acquisition, and consolidates scattered school lands parcels into more manageable units for the State Lands Commission. No modification of land use is presently anticipated.

Compliance with CEQA/NEPA must be achieved prior to any change in land use or approval of projects affecting land use.

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