

MINUTE ITEM

20. CONSIDERATION OF APPEAL TO ADVERSE DECISION OF THE UNITED STATES BUREAU OF LAND MANAGEMENT REJECTING STATE EXCHANGE APPLICATION NO. 74, S.W.O. 6242 - TRINITY COUNTY.

Following presentation of Calendar Item 12 attached, the Executive Officer reported that protests to the proposed exchange had been received from:

Assemblywoman Pauline Davis (2nd District, Portola, California)
Department of Fish and Game (Redding and Sacramento offices)
Trinity County Sportsman's Association (Weaverville, California)
Shasta-Trinity National Forest (United States Forest Service - Redding)
National Park Service (San Francisco)
Trinity County Planning Commission (Weaverville)
Shasta-Cascade Wonderland Association (Redding)
Stanley K. Bishop (Carmel)

Additionally, Assemblywoman Davis had requested that her views, as follows, be included in the written record of this meeting:

"I have been notified that the State Lands Commission will hold a meeting at 9:30 a.m. on September 14th in the State Capitol in Sacramento to consider an appeal to the recent decision of the U.S. Bureau of Land Management rejecting State Exchange Application No. 74, S.W.O. 6242, Trinity County.

"The land in question provides the only public campground within 15 miles either way along the Trinity River and furnishes fishermen with direct access to the Trinity River and supplies some of the need for wayside facilities, camping and picnicking. Since the economy of Trinity County, as well as other counties, is greatly dependent upon recreation, it is absolutely imperative that this land be retained in federal ownership to provide accessibility to recreationists.

"For these reasons, I am opposed to the exchange of this parcel of land (described as 57.99 acres in Section 1, Township 33 North, Range 11 West, M.D.M., Trinity County) between the Bureau of Land Management and the California State Lands Commission; and furthermore feel that the recent decision of the Bureau of Land Management rejecting the application of the State of California for a land exchange in Trinity County should be upheld."

Additionally, the following appeared personally to protest the proposed exchange:

Mr. Bill Ripley of the Department of Fish and Game
Mr. Ray Proffitt, Warden for the Department of Fish and Game
Mr. Ray Nesbit, Executive Officer of the State Wildlife Conservation Board
Mr. George Ditani, representing the Associated Sportsmen of California
and the California Wildlife Association.

Appearing for the applicant was State Senator Edward J. Regan. In addition, comments pertaining to current Department of Interior policy regarding land sales were made by Mr. Graham Hollister, Assistant Secretary of the U. S. Department of the Interior.

Mr. Paul Joseph of the office of the Attorney General discussed questions regarding Commission policy and the legal rights of the applicant.

UPON MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, A RESOLUTION WAS ADOPTED DIRECTING THAT THE MATTER BE REFERRED TO THE DEPARTMENT OF FISH AND GAME FOR REVIEW AND SUBSEQUENT FULL REPORT AND RECOMMENDATION IN THE LIGHT OF THE QUESTIONS RAISED, SUCH REPORT AND RECOMMENDATION TO BE SUBMITTED TO THE COMMISSION IN TIME SO THAT THE MATTER OF THE APPEAL MAY BE CONSIDERED AT THE NEXT MEETING. THE REPORT SHOULD SPECIFICALLY CONSIDER WHAT THE POSITION OF THE DEPARTMENT OF FISH AND GAME WOULD BE IF THE APPLICANT RELINQUISHED THE RIVER FRONT AND WHAT OTHER SIMILAR LEASURES ARE AVAILABLE IN THE 30-MILE STRIP NEAR THE LAND EMBRACED IN THE APPEAL.

Attachment

Calendar Item 12 (4 pages)

CALENDAR ITEM

12.

CONSIDERATION OF APPEAL TO ADVERSE DECISION OF THE UNITED STATES BUREAU OF LAND MANAGEMENT REJECTING STATE EXCHANGE APPLICATION NO. 74, S.W.O. 6242 - TRINITY COUNTY.

On December 8, 1955, an application was filed with the Commission by Warren M. Gilzean of Junction City, Trinity County, to acquire vacant federal land described as the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, and Lot 12 of Section 1, T. 33 N., R. 11 W., M.D.M., containing 57.99 acres. On December 16, 1955, the Commission filed an exchange application with the United States Bureau of Land Management in accordance with the provisions of Section 8552 of the Public Resources Code and Section 8 of the Act of Congress approved June 28, 1934 (Public No. 827), as amended, offering under its application 60.125 acres of State land within Trinity National Forest, Trinity County. At that time, the values of both the selected Federal and State offered lands were approximately equal as verified by staff appraisal.

It is understood that the applicant, Warren M. Gilzean, held the subject land under federal mining laws but because of his inability to perfect title thereto directly from the United States under a mining patent, he elected to apply through the State Lands Commission in accordance with the procedure in effect at that time. Normally, lands which are acquired by the State under this procedure have been sold pursuant to competitive bidding in accordance with the rules and regulations of the State Lands Commission governing the sale of State school land.

From the date of filing of the State's application with the United States in December, 1955, the matter has been pending before the United States Bureau of Land Management. The staff appraisal completed in 1955, as a basis of filing the equal value exchange application, indicates that the land is traversed by State Highway 299 and the Trinity River. Additionally, the report shows that approximately 4 $\frac{1}{2}$ acres adjacent to the highway and on the bank of the Trinity River affords an excellent potential commercial site.

A decision was rendered by the Sacramento Land Office of the United States Bureau of Land Management on May 16, 1961, rejecting the State exchange application. A copy of this decision is attached hereto as Exhibit "A". A copy of the protest by the State Department of Fish and Game is attached as Exhibit "B". Additional protests are attached.

Several petitions were filed with the United States Bureau of Land Management objecting to the disposal by the United States of the land under the State's exchange application. These objections are based upon the fact that the area is desirable and suitable for public use and therefore should be retained under the jurisdiction of the United States in order that such use may be perpetuated.

The matter is submitted at this time for a determination as to whether the Commission considers it desirable to proceed with an appeal to the Director of the Bureau of Land Management or if the Commission should forego the

CALENDAR ITEM 12. (CONTD.)

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of an appeal and withdraw its application under the circumstances,
turn cancel the application of Warren Gilzean.

Applicant, Mr. Gilzean, is represented by State Senator Edwin J. Regan,
copy of this calendar item is being furnished Senator Regan and all
parties in interest will be advised of the Commission's consideration
in this matter.

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IT IS RECOMMENDED THAT THE COMMISSION WITHDRAW ITS EXCHANGE APPLICATION,
NO. 051653, FILED WITH THE BUREAU OF LAND MANAGEMENT AND REJECT THE
APPLICATION OF WARREN M. GILZEAN AND DIRECT THE RETURN OF ALL DEPOSITS OF
THE APPLICANT EXCEPT THE \$5 FILING FEE IF THE PARTIES IN INTEREST LISTED IN
THE DECISION DATED MAY 16, 1961, ATTACHED HERETO AS EXHIBIT "A", WHO HAVE
NOT BEEN NOTIFIED OF THIS CALENDAR ITEM, APPEAR BEFORE THE COMMISSION AND SUBMIT
EVIDENCE TO THE SATISFACTION OF THE COMMISSION THAT THE PUBLIC WOULD BE BEST
SERVED BY THE RETENTION OF THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SW $\frac{1}{4}$, NW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ AND LOT
2 OF SECTION 1, T. 33 N., R. 11 W., M.D.M., CONTAINING 59.99 ACRES IN
TRINITY COUNTY, IN PUBLIC OWNERSHIP. IF THE AFORESAID PARTIES IN INTEREST
WILL TO APPEAR BEFORE THE COMMISSION OR DO NOT OFFER EVIDENCE SUFFICIENT TO
JUSTIFY THE COMMISSION'S WITHDRAWAL FROM THE TRANSACTION AND CANCELLATION
OF THE APPLICATION OF WARREN M. GILZEAN, IT IS RECOMMENDED THAT THE STAFF
BE DIRECTED TO PROCEED WITH THE FILING OF AN APPEAL WITH THE DIRECTOR OF THE
UNITED STATES BUREAU OF LAND MANAGEMENT, WASHINGTON, D.C., IN THE USUAL
MANNER.

Attachment
Exhibit "A"

EXHIBIT "A"
(Copy)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
LAND OFFICE
California Fruit Building - Room 1000
4th and J Streets
Sacramento 14, California

May 16, 1961

Certified Mail
Return Receipt Requested

D E C I S I O N

State of California
1108 O Street, Room 205
Sacramento, California

: State Exchange

Application Rejected

On December 19, 1955, the State of California filed State Exchange Sacramento 051653 under the provisions of Section 8 of the Taylor Grazing Act of June 28, 1934 (48 Stat. 1272), as amended by Section 3 of the Act of June 26, 1936 (49 Stat. 1976; 43 U.S.C. Sec. 315g), under provisions of 147 2(b) Code of Federal Regulations, based upon the approximately equal value basis. The lands embraced in the exchange are described as follows: Selected land: Lot 12 (SE $\frac{1}{4}$ NW $\frac{1}{4}$), NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 1, T. 33 N., R. 11 W., M.D.M., 57.99 acres, in exchange, offered: Pt. NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 16, T. 3 S., R. 7 E., H.M., California, 60.125 acres, in the Trinity National Forest.

Through field examination a determination has been made that the subject State Exchange should not be allowed because of the inequity of values between the offered and selected lands. This value differential cannot be equaled by additional offered lands, because of the unique site characteristics of the selected lands. The lands have a high recreational public value for camping, picnics, roadside rest and excellent access to Trinity River for fishing. The selected lands have been classified for recreation and public purposes under the act of June 14, 1926. In support of the foregoing, the report also included the following information:

1. The selected land has a high present recreational use and is traversed by the main tourist highway through the area.
2. Provides the only public campground within fifteen miles either way along the Trinity River. Topography of the Trinity River is such that available recreation sites are few and far between. Many more campgrounds are urgently needed. This need will become even more critical in the near future, as Trinity, Lewiston, and Whiskeytown lakes draw thousands of more visitors.

EXHIBIT "A" (CONTD.)

3. The selected land furnishes fishermen with direct access to the Trinity River and supplies some of the need for wayside facilities, camping, and picnic, as well as safety measures, off-highway parking by those wishing to enjoy the view, fish and to rest.

The following organizations and individuals have petitioned the Bureau of Land Management to retain Lot 12 ($SE\frac{1}{4}NW\frac{1}{4}$), $NE\frac{1}{4}NW\frac{1}{4}SW\frac{1}{4}$, $NW\frac{1}{4}NE\frac{1}{4}SW\frac{1}{4}$ Section 1, T. 33 N., R. 11 W., M.D.M. in federal ownership as a public recreation site:

California Department of Fish and Game
Shasta - Trinity National Forests
National Park Service
Trinity County Planning Commission
Shasta-Cascade Wonderland Association
Pauline L. Davis, Member of California Legislature
Trinity County Sportmen's Association

"* * *, the Secretary, if he elects to effect an exchange with a State on an 'equal value' basis, shall exercise his judgment in determining whether the land offered by the State actually has a valuation equal to the value of the public land selected by the State, and that he shall reject the application, if he determines that the equal values have not been met."

1/ The Department held that an application for exchange is properly rejected where the land values are disproportionate and adverse to the government. 2/

In view of the foregoing, the subject State Exchange application is rejected in its entirety.

This decision becomes final 30 days from its receipt unless an appeal to the Director, Bureau of Land Management, is filed. If an appeal is taken, there must be strict compliance with the regulations in 43 CFR Part 221 (see enclosed Form 4-1364). In the absence of an appeal within the time allowed, the case will be closed without further notice.

/s/ WALTER E. BECK
Manager

Enclosure

1/ A 25548, A 25570 State of Arizona (March 31, 1950)

2/ State of Arizona, Arizona 022845 (Jan. 27, 1961)