

MINUTE ITEM

This Minute Item No. 15
was adopted as Minute Item
No. 15 by the State Lands
Commission by a vote of 3
to 0 at its 10/26/78
meeting.

CALENDAR ITEM
15.
LAND EXCHANGE

10/78
W 21048
Shimer
PRC 5584

For many years, commencing in 1948, the National Park Service has been interested in acquiring through exchange, State school lands that lie within Death Valley and Joshua Tree National Monuments. Over the years several possible exchanges have been explored involving lands held by other federal agencies. These efforts have been frustrated due to conflicts with the land management programs of the holding agency or other federal agencies desiring the lands for their own programs.

The State school lands totalling 13,510 acres in Death Valley and 7,850 acres in Joshua Tree National Monument are remote, scattered, mostly without access and with limited utility due to the restricted uses allowed on surrounding National Park lands.

In January 1975, the National Park Service (NPS) advised the staff of 189 acres near Redding in Shasta County that were no longer needed by the Bureau of Reclamation. Upon field examination the staff advised NPS of its interest in pursuing an exchange of a portion of the school lands at Joshua Tree for the Shasta County property. Subsequently NPS appraised all the school lands at Joshua Tree and the exchange property near Redding. The staff reviewed the appraisals and found the values of 2 school land parcels totaling 480 acres to be equal to the value of the 189 acre federal property.

The federal property is the perimeter lands of Toyon Government Camp approximately 10 miles northwest of Redding near the communities of Central Valley and Summit City about 3 miles west of Interstate 5. Toyon Camp, acquired by the Bureau of Reclamation in 1938, was the site of the construction headquarters for the Shasta Division of the Central Valley Project. The 61 acre camp proper, with office and residential buildings, has been under the custodial jurisdiction of the Bureau of Indian Affairs since 1971 and is not a part of this exchange proposal.

The Toyon exchange property is bisected by State Highway 151. About 60% lies north of the highway and is rolling to moderately steep, covered with heavy brush with scattered oaks and digger pines. The steepest portion is in the interior

CALENDAR ITEM NO. 15. (CONTD)

of the parcel leaving depths of 300 to 600 feet along much of the highway frontage suitable for possible future development. Most of the portion of the property south of the highway is level, although in the southeastern portion it is rolling and somewhat gullied. It is also brush covered with scattered oaks and pines.

The cost of sewer and water installation would preclude residential or commercial development at the present time. However, the location, access and topography are favorable for future development as population pressure increases in this area. Current zoning would permit low density residential and light commercial uses if water and sewer were available. Current appraised value for the 189 acre parcel is \$94,500 or an average of \$500 per acre. This parcel has greater utility than the desert lands.

Both the Summit City PUD and Shasta Lake Union School District have indicated interest in using portions of the property. Both uses, for recreational and parking areas, would appear to be compatible as interim uses although not income generating. The neighborhood is an area of light population density of modest single family residence and mobile homes. The Project City - Central Valley - Summit City area has a population of about 7,000 and is within easy commuting distance of anywhere in the Redding-Shasta Lake area.

The school land parcels proposed for exchange are 20 to 30 miles northeast of Indio in Riverside County. One, a 360 acre parcel is 2 miles north of Interstate 10 and one-half mile east of the paved Pinto Basin road from which access is cross country by four-wheel drive. One fourth of the area is mountainous and the remainder is a somewhat broken gentle alluvial slope. There is no legal access, water or utilities. The other parcel is 120 acres of mountainous terrain 2 miles from the nearest jeep trail. It is very remote without physical or legal access, water or utilities.

A staff mineral examination was made in February 1976 and no indication of valuable mineral potential was found.

The estimated value of the 480 acres of school land is \$94,500 or an average of \$197 per acre. Since lot splitting restrictions were imposed by the desert counties in 1972, the demand for large parcels of remote desert land has diminished and there has been little, if any, appreciation in value. This general pattern is expected to continue into the foreseeable future.

CALENDAR ITEM NO. 15.(CONTD)

The Interior Department Solicitor has approved the form of the proposed State patent and the staff has found the proposed exchange deed to be acceptable. Mineral rights in the school land will be conveyed and the State will acquire minerals in the federal land. The State will obtain extended coverage title insurance for the federal lands to be acquired.

OTHER PERTINENT INFORMATION:

The school lands to be conveyed have been found to possess significant environmental values and are areas where public use should be minimized to preserve the integrity of the natural environment as a whole. The plan of use submitted by the National Park Service provides for management that will protect and preserve the environmental values of the area. Both parcels are designated as possessing significant environmental values pursuant to P.R.C. 6370.1 and are classified in a use category, Class A, which authorizes restricted use. Therefore, the land exchange will result in no alteration or loss of environmental values and the restricted use will be perpetuated under the National Park Service. In accordance with Section 6373 of the P.R.C., the National Park Service Plan of Use is being circulated to interested State agencies. No adverse comments were received to date.

Section 6442 of the P.R.C. provides for the exchange of State lands within national park boundaries for federal lands elsewhere in the State. Section 6444 provides that if the Commission finds that such an exchange is in the best interest of the State, it shall certify to the governor its finding and request execution of a patent.

EXHIBITS: A-1, A-2. Site maps of school lands to be conveyed.
 B. Site maps of federal land to be acquired.
 C. Legal Description of school land to be conveyed.
 D. Legal Description of federal land to be acquired.
 E. General Plan for use of the lands located in Riverside County.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF P.R.C. 21085, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.

CALENDAR ITEM NO. 15. (CONTD)

2. FIND THAT THE EXCHANGE FACILITATES THE PERPETUATION AND PERMANENT PROTECTION OF THOSE SIGNIFICANT ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 OF THE P.R.C.
3. FIND THAT AN EXCHANGE OF THE LANDS DESCRIBED IN EXHIBITS "C" AND "D" IS IN THE BEST INTEREST OF THE STATE IN THAT THE LANDS TO BE ACQUIRED ARE OF EQUAL VALUE TO THE LANDS TO BE CONVEYED, THAT IT WILL CONSOLIDATE OWNERSHIP OF 2 PARCELS OF STATE LAND INTO 1 COMPACT TRACT AND THAT IT WILL PLACE STATE OWNERSHIP OUTSIDE OF THE BOUNDARIES OF JOSHUA TREE NATIONAL MONUMENT, THEREBY PROVIDING THE STATE WITH GREATER CONTROL OVER THE USE OR DISPOSITION OF ITS LAND.
4. AUTHORIZE TRANSMITTAL OF THE ABOVE FINDING TO THE GOVERNOR'S OFFICE WITH A REQUEST FOR EXECUTION OF PATENT TO THE LANDS DESCRIBED IN EXHIBIT "C".
5. APPROVE THE GENERAL PLAN REQUIRED UNDER SECTION 6373 P.R.C. AND AUTHORIZE ITS TRANSMITTAL TO THE LEGISLATURE.
6. AUTHORIZE ISSUANCE OF A PATENT TO THE LANDS DESCRIBED IN EXHIBIT "C" TO THE UNITED STATES OF AMERICA SUBJECT TO STATUTORY AND CONSTITUTIONAL RESERVATIONS AND ACCEPTANCE OF AN EXCHANGE DEED FROM THE UNITED STATES OF AMERICA CONVEYING THE LANDS DESCRIBED IN EXHIBIT "D" TO THE STATE OF CALIFORNIA.

PALM SPRINGS 23.5 MILES

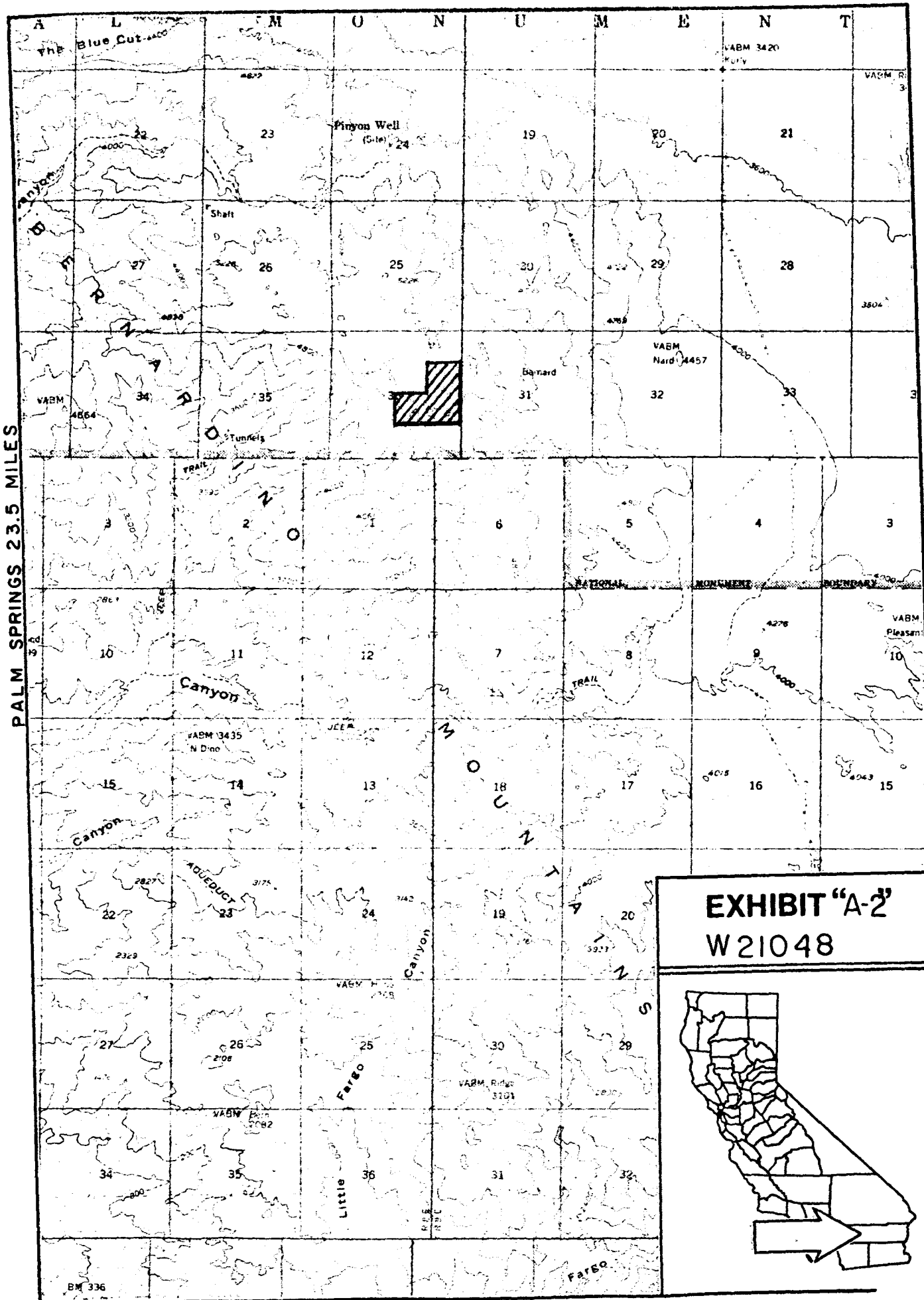


EXHIBIT "A-2"
W21048



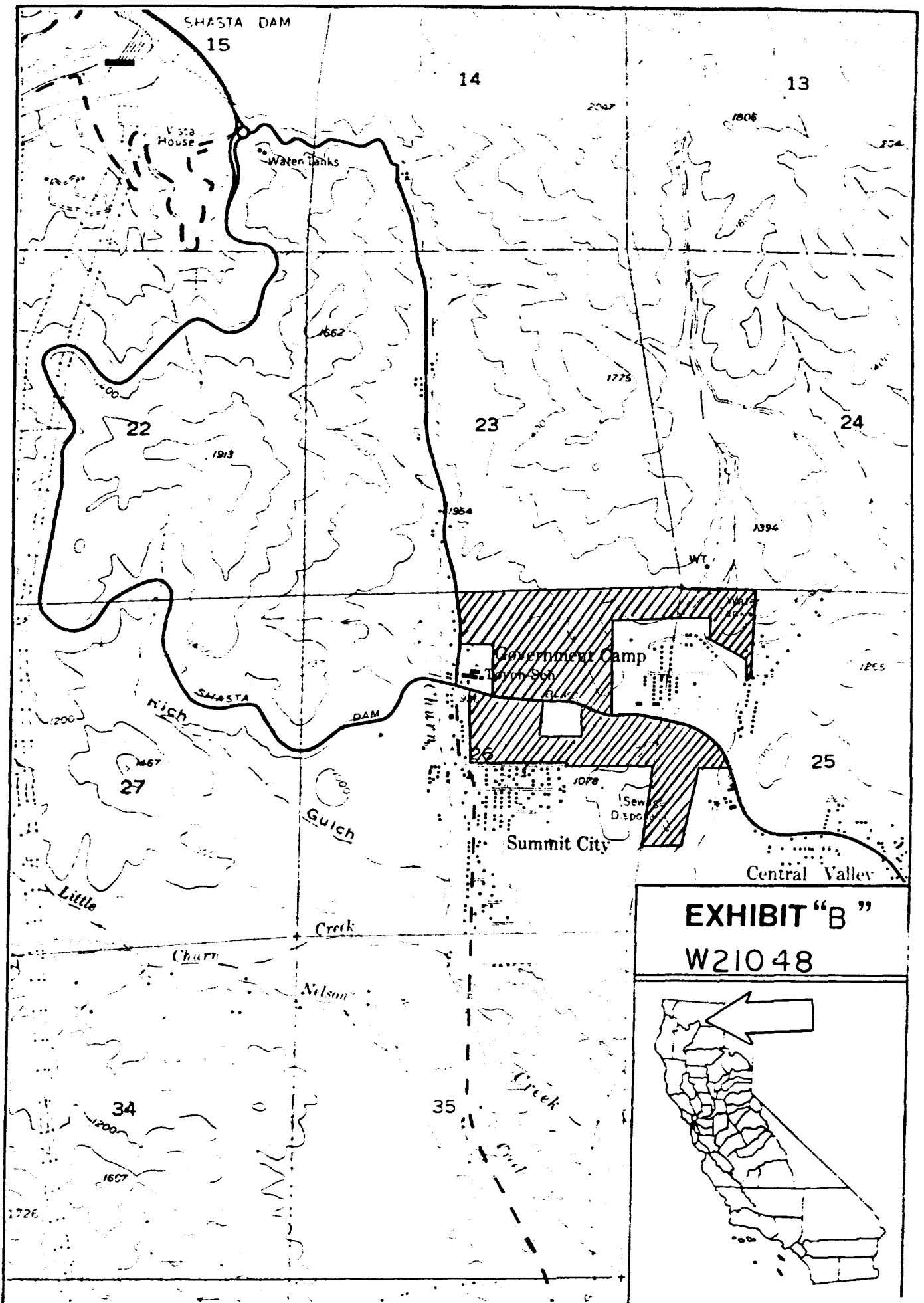


EXHIBIT "C"

LAND DESCRIPTION

W 21048

Two parcels of land in Riverside County, State of California, more particularly described as follows:

Cottonwood Spring Parcel:

The NE $\frac{1}{4}$, E $\frac{1}{2}$ of SW $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, T5S, R11E, SBM, containing 360 acres more or less.

Lost Horse Mountain Parcel:

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, T3S, R8E, SBM, containing 120 acres more or less.

END OF DESCRIPTION

Prepared Garry A. Walden Checked Carlos Najera
Reviewed [Signature] Date 9/19/78

EXHIBIT "D"

LAND DESCRIPTION

W 21048

A parcel of land in Sections 25 and 26, T33N, R5W, MDM, in Shasta County, State of California, more particularly described as follows:

In Section 25, the $W\frac{1}{2}$ of the $NW\frac{1}{4}$ and the $W\frac{1}{2}$ of $NW\frac{1}{4}$ of the $SW\frac{1}{4}$; in Section 26 the $SW\frac{1}{4}$ of $NE\frac{1}{4}$ and the $E\frac{1}{2}$ of the $NE\frac{1}{4}$ and those portions of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ and $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ lying east of the right-of-way of the County road known as the east side Kennett Road leading from California State Highway to the City of Kennett as said road was established and laid out on July 21, 1928.

EXCEPTING THEREFROM, that certain land conveyed to the Churntown School District by grant deed dated July 9, 1951, and recorded in Volume 350, Page 319, Official Records, Shasta County, California.

ALSO EXCEPTING THEREFROM, that certain land conveyed to Shasta County by deed dated July 7, 1971, and recorded August 9, 1971, in Volume 1079, Page 84, Official Records, Shasta County, California.

ALSO EXCEPTING THEREFROM, that certain land conveyed to Summit City Public Utility District by deed dated September 10, 1969, and recorded September 17, 1969, in Volume 1005, Page 29, Official Records, Shasta County, California.

ALSO EXCEPTING THEREFROM, that certain land conveyed to Western Union Telegraph Company by deed dated December 5, 1949, and recorded March 7, 1950, in Volume 325, Page 343, Official Records, Shasta County, California.

ALSO EXCEPTING THEREFROM, that certain land known as the Toyon Camp transferred to the Bureau of Indian Affairs on April 2, 1971.

CONTAINING 189.11 acres, more or less.

SUBJECT TO existing rights in favor of the public and third parties for roads, railroads, telegraph, telephone and electrical transmission lines, canals, laterals, ditches, flumes, siphons, pipelines, water tanks, filtration plants and incidents thereto, on, over and across the land herein described.

END OF DESCRIPTION

Prepared Garry A. Waldon Checked Carlos Najera
Reviewed Kay Smith Date 9/19/78

General Plan for Use of the Lands Located
in Riverside County

Parcel Descriptions:

Cottonwood Canyon Parcel:

The NE $\frac{1}{4}$, E $\frac{1}{2}$ of SW $\frac{1}{4}$, W $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, T5S, R11E, SBM, containing 360 acres more or less.

Lost Horse Mountain Parcel:

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$, N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 36, T3S, R8E, SBM, containing 120 acres more or less.

The National Park Service will receive as part of an exchange two parcels of school land in Riverside County. These lands are within the boundaries of the Joshua Tree National Monument and are described above. Pursuant to Section 6373 of the Public Resources Code, the following general plan for use is offered.

The parcel located at Cottonwood Canyon is composed of rocky hills and broken gentle alluvial slopes. There are no structures involved. The other parcel located on the north easterly slope of the Little San Bernardino Mountains, is typically mountainous terrain and has no structures. The State of California will receive a parcel of land in Shasta County in the exchange.

The Joshua Tree National Monument was established in 1936 and contains 870 square miles. The National Park Service manages these lands for the wisest use of land and water resources, protection of fish and wildlife, preserving the environmental and cultural values, and providing for the enjoyment of life through outdoor recreation.

The State lands to be conveyed to the National Park Service will be managed as part of Joshua Tree National Monument and will be used for purposes consistent with the legislation establishing the monument as specified in Presidential Proclamation No. 2193, of August 10, 1936, 50 Stat., 1760 and the Act of Congress approved September 25, 1950, 64 Stat. 1033, as amended, 16 U.S.C., sec 450; et seq.