



Proposed South Coast Lumber Company

Land Exchange

Local Economic Benefits



Public recreation, open space, wildlife, and resource protection





Proposed
South Coast Lumber Company
Land Exchange
Between
South Coast Lumber Company
And the
Bureau of Land Management
Coos Bay District

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Prepared for:

Curry County Commissioners

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South Coast Lumber Company
and
Bureau of Land Management
Land Exchange Objectives:

- 1) Identify parcels that conserve biological diversity and enhance private, as well as, federal land management opportunities.
- 2) Identify and exchange lands, of equal value, that benefit a variety of uses and resource values.
- 3) Dispose of in-holdings and edge-holdings in the Hunter Creek Area of Critical Environmental Concern.



Section 1- Overview

BUREAU of LAND MANAGEMENT LAND ACQUISITION PROCESS (Exchange/Purchase/Donation)

In managing the 264 million acres of public lands under its jurisdiction, the Bureau of Land Management (BLM) provides for acquisition, use, disposal, and adjustment of land resources; determines the boundaries of Federal land; and, maintains historic records for these ownership transactions.

Acquisition, through exchange, purchase, and donation is an important component of the BLM's land management strategy. The Bureau acquires land and easements in land, when it is in the public interest and consistent with publicly-approved land use plans. The BLM's land acquisition program is designed to:

- Improve management of natural resources through consolidation of Federal, State and private lands.
- Increase recreational opportunities and preserve open space.
- Secure key property necessary to protect endangered species and promote biological diversity.
- Preserve archaeological and historical resources.

Exchange

The process of "trading" or "swapping" lands is referred to as exchange. Public lands may be exchanged by the BLM for lands owned by corporations, individuals, States or local governments. **Exchanges are only pursued with willing landowners. The lands to be exchanged must be of equal monetary value** and located within the same State.

Through exchanges, non-Federal parties can acquire lands with commercial, industrial, residential, or agricultural development or economic potential. In turn, the Federal government acquires lands offering public recreation, open space, wildlife, and resource values.

Acquiring land through exchange:

- Is considered before pursuing purchase as Federal "purchase" funds are limited.
- Places public lands in private ownership for local needs.
- Consolidates ownership of scattered tracts of land for more efficient and less costly management of resources.



Exchange Processing Steps

The time from a proponent's initial contact with BLM until titles to the Federal and non-Federal properties are exchanged generally ranges from 12 months to two years depending on the complexity of the exchange. The time period may be shorter or longer depending on the need to resolve title issues, mitigate impacts or process protests or appeals.

There are three phases associated with the processing of a land exchange:

- Phase I, the scoping phase, usually requires 30 to 60 days to complete. During this phase, the BLM assesses the feasibility of the land exchange. At the end of this period, if the parties agree to proceed with the exchange proposal, a nonbinding agreement to initiate an exchange is signed by the parties. This agreement outlines the property and interests to be transferred, assigns responsibility for various actions and costs, and sets a schedule for completing, various actions.
- Phase II, the documentation phase, requires 6 to 24 months for completion if there are no critical issues. During this phase, title is reviewed, appraisals are prepared and reviewed, and environmental issues identified and resolved. In addition, the public is invited to submit written comments on any concerns they may have regarding the proposed exchange. At the end of this period, the parties may sign an exchange agreement committing both parties to complete the exchange.
- Phase III, the title transfer phase, requires 30 to 45 days for receiving and reviewing the title evidence and land status, issuing the Federal patent and closing the transaction.



Section 2 – Introduction

Background

In 1982, the Kalmiopsis Audubon Society and Innominata Garden Club proposed to the Coos Bay BLM District that Hunter Creek bog and springs be designated as an Area of Critical Environmental Concern (ACEC). Their request was based on the high diversity of plants and animals in the area and the uniqueness of their habitats (Bowen et. al. 1982).

Hunter Creek Bog and North Fork Hunter Creek were proposed as ACECs under the Final Coos Bay BLM District Resource Management Plan (1994) and designated under its Record of Decision (1995). These two ACECs total approximately 2,490 acres and were identified for the following reasons:

- Hunter Creek Bog ACEC
 - Special Status Plant Species (14 documented or suspected to occur)
 - Natural Systems/Plant Communities
 - Historic/Cultural Values

- North Fork Hunter Creek ACEC
 - Special Status Plant Species (14 documented or suspected to occur)
 - Special Status Animal Species (22 documented or suspected to occur)
 - Natural Systems/Plant Communities
 - Fish/Wildlife Habitat
 - Historic/Cultural Values

In 1994, a land exchange between the Herb Crook Estate and the BLM added 160 acres of in-holdings to the North Fork Hunter Creek ACEC. Also, during this period of time a Non-binding Agreement to Initiate a land exchange in the Hunter Creek area was signed by South Coast Lumber Company and the BLM, however, due to changes in personnel and regulations the exchange was placed on hold.

Management goals within these ACECs are to protect, conserve, and enhance designated values while allowing appropriate activities.



Section 3 – Lands Considered for Exchange

Offered Private Lands (All in Curry County)

Legal Descriptions:

Parcel No. 1

T. 37 S., R. 14 W., W.M.
Sec. 1 SW¹/₄SW¹/₄,
Sec. 12 W¹/₂NW¹/₄,NW¹/₄SW¹/₄. TLN 101
Encompassing 160 acres more or less.

Parcel No. 2

T. 37 S., R. 14 W., W.M.
Sec. 13 S¹/₂NE¹/₄. Portion of TLN 200
Encompassing 80 acres more or less.

Parcel No. 3

T. 37 S., R. 14 W., W.M.
Sec. 24 NW¹/₄NE¹/₄. Portion of TLN 200
Encompassing 40 acres more or less.

Total Offered Private Lands = 280 acres more or less.

Characteristics:

The private offered lands consist primarily of four forest types:

- 1) Jeffrey pine (*P. jeffreyi*) forest, typically along the ridges and upper slopes.
- 2) Lower slope mixed conifer forest with a greater understory of shrubs.
- 3) Early successional forests dominated by knobcone pine (*P. attenuata*) and lodgepole pine (*P. contorta* var. *murrayana*) with an extremely dense understory of shrubs.
- 4) Riparian forest dominated by Port-Orford-cedar (*Chamaecyparicus lawsoniana*), Douglas-fir (*Pseudotsuga menziesii*), and hardwoods.

In addition there is a unique plant community of Oregon White Oak (*Quercus garryana*). This community is unique because of its closeness to the Pacific Ocean and relative rarity along the west side of the Siskiyou Mountains.



Selected Public Domain Lands (All in Curry County)

Legal Descriptions:

<p>Parcel No. 1</p> <p>T. 37 S., R. 14 W., W.M. Sec. 15 NW¹/₄SW¹/₄. TLN 3500 Encompassing 40 acres more or less.</p> <p>Parcel No. 2</p> <p>T. 38 S., R. 14 W., W.M. Sec. 5 SW¹/₄NE¹/₄. TLN 1400 Encompassing 40 acres more or less.</p> <p>Parcel No. 3</p> <p>T. 39 S., R. 14 W., W.M. Sec. 23 NW¹/₄NW¹/₄. TLN 2600 Encompassing 40 acres more or less.</p> <p>Parcel No. 4</p> <p>T. 39 S., R. 13 W., W.M. Sec. 28 SW¹/₄NW¹/₄. TLN 3800 Encompassing 40 acres more or less.</p> <p>Parcel No. 5</p> <p>T. 40 S., R. 13 W., W.M. Sec. 17 SE¹/₄SE¹/₄. TLN 4300 Lot 18 Encompassing 40.62 acres more or less.</p>	<p>Parcel No.6</p> <p>T 40 S., R. 13 W., W.M. Sec. 20 NE¹/₄NE¹/₄. TLN 4300 Lot 1 Encompassing 40.64 acres more or less.</p> <p>Parcel No. 7</p> <p>T. 40 S., R. 13 W., W.M. Sec. 21 W¹/₂NW¹/₄. TLN 4300 Lots 4,5 Encompassing 81.91 acres more or less.</p> <p>Parcel No. 8</p> <p>T. 37 S., R. 14 W., W.M. Sec. 25 SW¹/₄NE¹/₄. TLN 6200 Encompassing 40 acres more or less.</p> <p>Parcel No. 9</p> <p>T. 40 S., R. 13 W., W.M. Sec.14 SE¹/₄SW¹/₄. TLN 700 Encompassing 40 acres more or less.</p> <p>Parcel No. 10</p> <p>T. 40 S., R. 13 W., W.M. Sec. 15 W¹/₂NW¹/₄,NE¹/₄SW¹/₄,NW¹/₄SE¹/₄. TLN 800 Lots 4,5,10,11 Encompassing 164.62 acres more or less</p>
<p>Total Selected Public Domain Lands = 567.79 acres more or less</p>	

Characteristics:

Selected parcel no's 1 and 3-7 are intensely managed, medium stocked, Douglas-fir stands with an average age of 17 years old. All have year round legal access. These parcels encompass 283.17 acres more or less.

Selected parcel no. 2 is a medium stocked, Douglas-Fir stand with a birth date of 1883 (120 years old).



Selected Public Domain Lands:

Characteristics: (cont.)

Selected parcel no. 2 has year round access through South Coast Lumber Co. property. The parcel is currently in the second year of Marbled Murrelet Survey protocol.

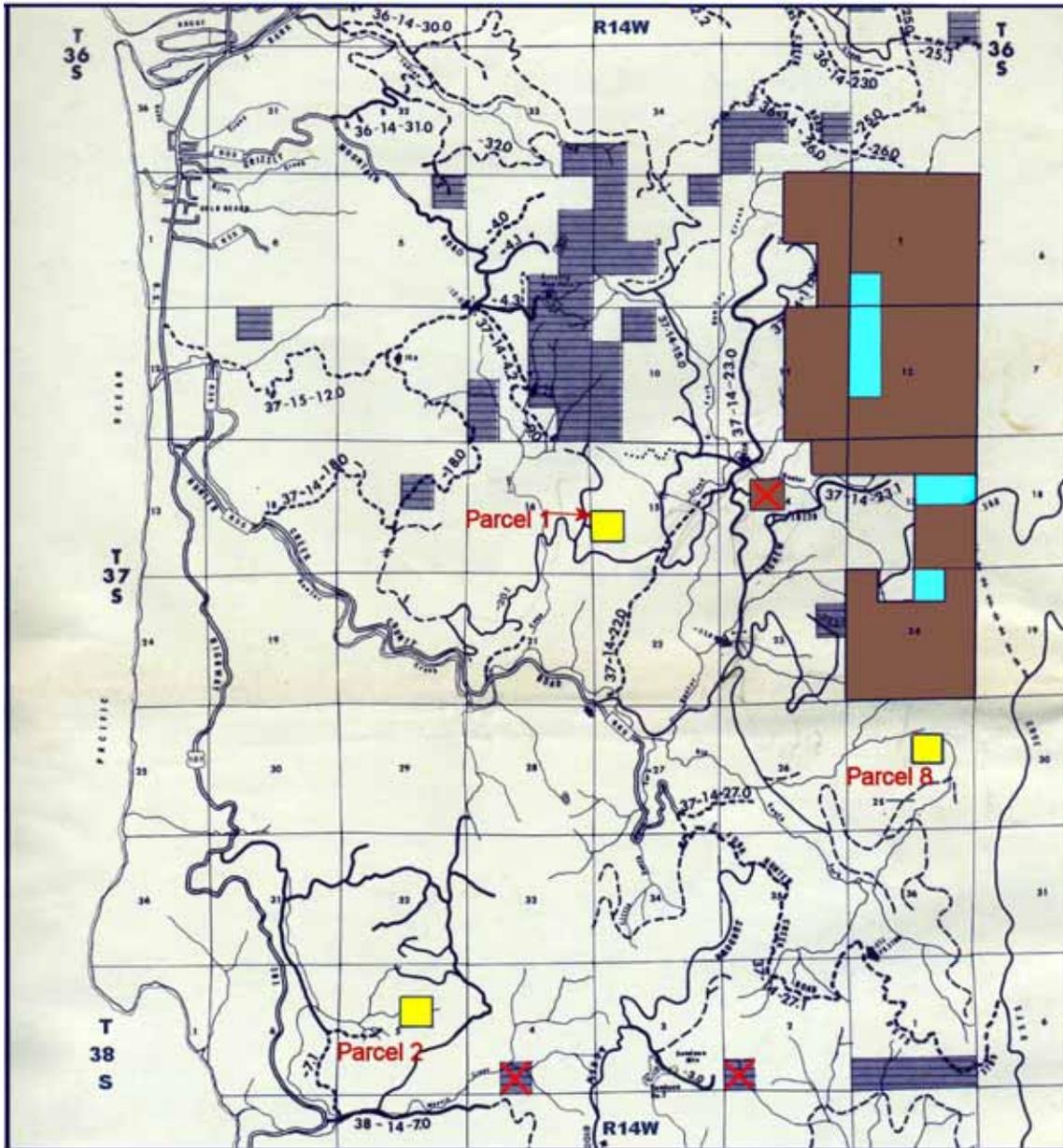
Selected parcel no. 8 is a medium stocked, mixed stand of Douglas-fir and Tan oak (*Lithocarpus densiflora*) with an average age of 118 years old. Access to the parcel is by foot, over South Coast Lumber Company property. Based on age, the parcel may require a marbled murrelet survey.

Selected parcel no. 9 and 10 are poor to medium stocked, mixed stands of Douglas-fir and Tan oak. The average age of this stand is 186 years old and 80 years old respectively. The parcels lack legal access. Based on age, proximity to the coast, and the presence of streams, the parcels will require a marbled murrelet survey.

The exact properties to change hands will be determined by appraisals and cruises acceptable to both parties, the overall objective being to equalize value. It may be necessary to delete properties from either the offered South Coast Lumber Co. lands or the selected public domain lands in order to equalize value.



SOUTH COAST LUMBER COMPANY LAND EXCHANGE MAP 1



 SELECTED PUBLIC DOMAIN LANDS
 OFFERED PRIVATE LAND

 BLM MANAGED PUBLIC DOMAIN LANDS
 PARCELS DROPPED FROM EXCHANGE

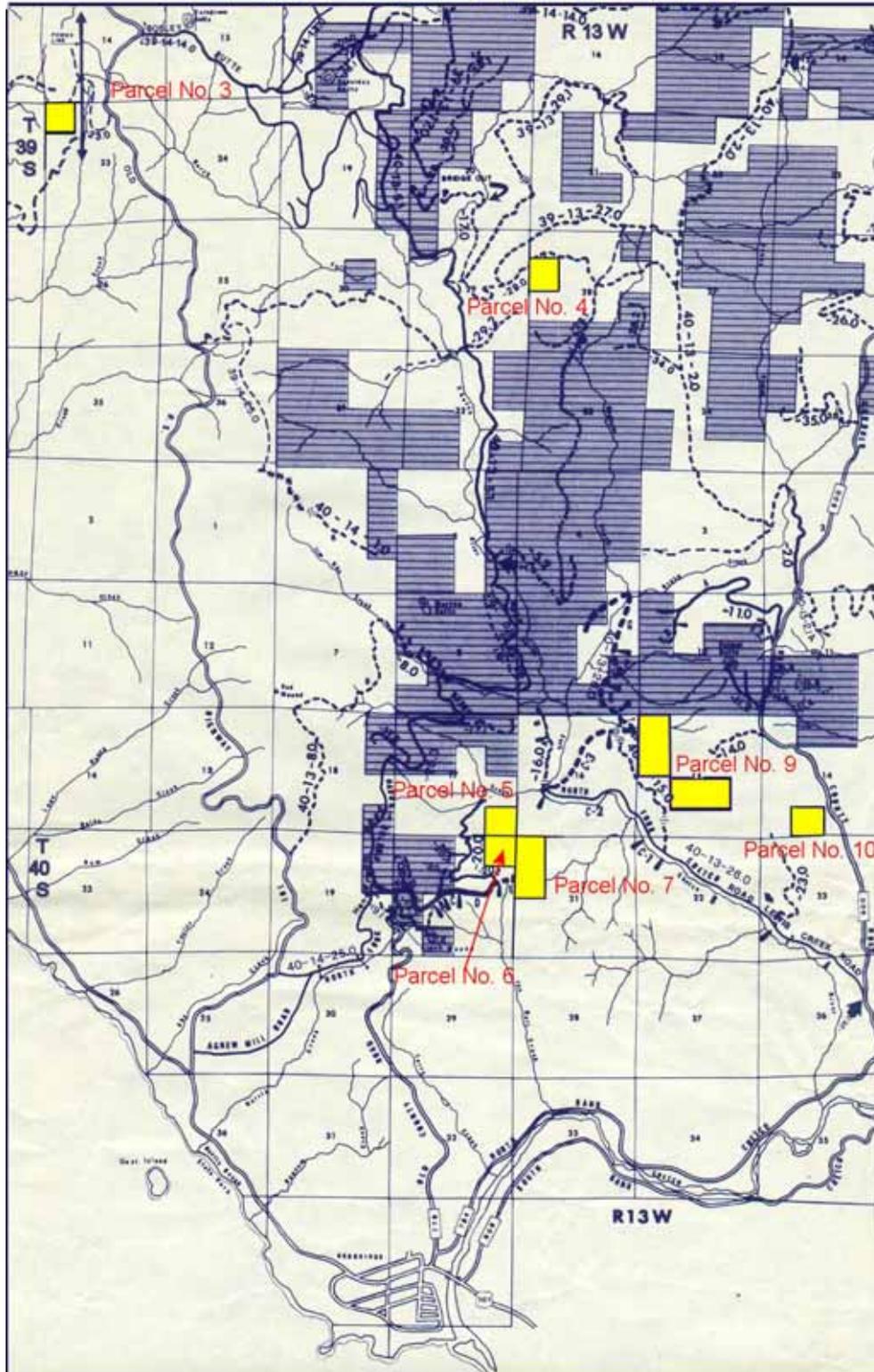
 HUNTER CREEK ACEC

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SOUTH COAST LUMBER COMPANY LAND EXCHANGE MAP 2



SELECTED PUBLIC DOMAIN LANDS

BLM MANAGED PUBLIC DOMAIN LANDS



Not to scale
For illustration purposes only

