

ENVIRONMENTAL ASSESSMENT

USDA Forest Service

Mammoth Community Facilities Land Exchange

Inyo, Eldorado and Tahoe National Forests

Mono, Inyo, Placer, Nevada and El Dorado Counties, California

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Table of Contents

Chapter 1, Purpose and Need for Action	3
1.1 Introduction	3
1.2 Background	3
1.3 Proposed Action	4
1.4 Purpose and Need	6
1.5 Applicable Direction from the Inyo National Forest Plan and Forest Plan Consistency	6
1.6 Scope of the Proposed Action and Decision to be Made	7
Chapter 2: Alternatives	8
2.1 Public Involvement	8
2.2 Issues	9
2.3 Alternatives	10
2.4 Decision Criteria	12
Chapter 3 – Affected Environment and Environmental Consequences	14
3.1 Non-Federal Lands	15
3.2 Federal Parcels	18
3.3 Past and Present Actions	18
3.4 Reasonably Foreseeable Future Actions	18
3.5 Affected Environment and Environmental Consequences	19
3.6 Cumulative Effects	23
Effects relative to significance factors	25
Appendix A Disposition of Improvements on Federal Parcels	29
Appendix B Agencies and Persons Consulted	33
Appendix C Legal Descriptions and Maps	36

Chapter 1, Purpose and Need for Action

1.1 Introduction

This chapter discusses the purpose and need for this proposed land exchange. It also defines the proposed action, discusses the scope of the action, and describes the decision to be made.

The project file is available for review at the Mammoth Ranger District, 2500 Main Street, Mammoth Lakes, CA 93546. To review or request information from the project file, contact Sheila Irons, Lands Specialist, at (760) 924-5534.

1.2 Background

Mammoth Community Hospital, located in the Town of Mammoth Lakes, California is operated by the Southern Mono Healthcare District. The current health care facility is located on 9.35 acres within the Town on land acquired from the Forest Service in 1976, and directly south of the 11.057 acre Federal "Hospital Parcel". Current hospital facilities are nearly 25 years old and do not meet current seismic, ADA, or Life Safety codes. District voters approved a general obligation bond in the amount of 22.5 million dollars for land acquisition and construction of additional facilities planned to accommodate needs for the next decade, but these cannot be adequately accommodated within the existing parcel.

Construction of a new hospital on a portion of the adjacent National Forest parcel proposed to be exchanged would allow for the creation of a continuous campus of healthcare facilities per the Healthcare District's 2002 plan, as well as provide space for additional needed community facilities. The Hospital District, Town of Mammoth Lakes, Mono County, and Superior Court are currently working with the community to complete initial site planning. Undeveloped private land within the Town of Mammoth Lakes is extremely limited.

Mammoth Lakes Fire Protection District's fire station is located in close proximity to Mammoth Community Hospital, across State Route 203, next to the Forest Service housing compound. The fire station is on land exchanged into private ownership from the Forest Service in 1983. Additionally, the Fire District currently holds a special use permit which expires December 31, 2010, for 1.46 acres for parking and snow storage. In addition to its current uses, the Fire District is in the process of replacing the current structure in order to meet seismic standards. The parcel currently under special use permit would be acquired by the Fire District to accommodate replacement of the aging structure.

With the support of the Inyo National Forest for a land exchange, Southern Mono Healthcare District, represented by Western Land Group, Inc. of Denver,

Colorado, has negotiated options on six high priority acquisitions identified by the Inyo, Eldorado and Tahoe National Forests. Under the proposed assembled exchange, the United States would convey approximately 12.517 acres of National Forest System lands to the Healthcare District in exchange for up to 6,927.68 acres of non-Federal lands located in the Inyo, Eldorado and Tahoe National Forests. The exact number of non-Federal acres acquired by the United States would be determined by appraisals to arrive at an equal value land exchange. The Fire District would reimburse the Healthcare District for the value of the fire station parcel and share in the cost of processing the exchange.

This is an assembled land exchange proposal, whereby the Federal Parcels would be conveyed to the Healthcare and Fire Districts in exchange for suitable non-Federal lands. Exhibit A contains complete descriptions of the Federal and non-Federal lands.

1.3 Proposed Action

The Southern Mono Health Care District (hereinafter referred to as “the Hospital”, a California Special District, is proposing an exchange with the Forest Service to acquire 12.517 acres of Federal land, located within the boundaries of the Inyo National Forest, in the Town of Mammoth Lakes within Mono County. In exchange, the Hospital proposes to convey lands of approximately equal value.

The Federal land consist of two parcels: the 11.057-acre “Hospital” Federal parcel identified for exchange is adjacent to State Route 203 and Sierra Park Road, and the 1.46 acre “Fire Station” parcel is adjacent to the existing fire station, with portions of this parcel adjacent to State Route 203 and Forest Trail. Both parcels are within the boundaries of the Town of Mammoth Lakes.

The “Hospital” parcel would be developed as a community facilities center that would allow for hospital expansion, construction of Town of Mammoth Lakes and Mono County offices, and Superior Court building. After acquisition, the Mammoth Fire Department would continue using the “Fire Station” parcel for parking and snow storage and other facilities in support of Fire Department activities. These uses would be consistent with the direction and zoning found in the Town of Mammoth Lakes General Plan.

Once acquired, the non-Federal parcels would take on the Management Area Direction of the surrounding National Forest System lands and be managed accordingly

A non-significant Forest Plan Admendment would be required for the “Fire Station” parcel, as the Management Area Direction for the Mammoth area states “allow no exchanges north of highway 203”. This non-significant amendment would only allow for conveyance of the 1.46 “Fire Station” parcel,

and would not open up the area north of highway 203 to future land exchanges.

The Federal parcels contain many public utility encumbrances including telephone, cable, and power lines, bike path, sewer and water mains, roads, and a drainage ditch. All special use authorizations and easement deeds on the Federal parcels will be relinquished and the non-Federal party will be required to execute suitable easement deeds in escrow. Appendix A lists the proposed disposition of all improvements.

Non-Federal lands being analyzed in this environmental assessment for conveyance to the United States total 6,933.11 acres, although enough parcels will be dropped from the acquisition list to achieve approximately equal values between the Federal and non-Federal parcels.

The non-Federal lands consist of 1351.95 acres located in Mono and Inyo Counties within the boundaries of the Inyo National Forest, 727 acres of land located along the Rubicon and Middle Fork of the American River in El Dorado County, within the boundaries of the Eldorado NF, 4374.16 acres of land located along the Rubicon and Middle Fork of the American River in Placer County, within the boundary of the Tahoe National Forest, and 480 acres located in the Grouse Ridge area of Nevada County within the boundaries of the Tahoe National Forest.

The individual non-Federal parcels proposed for exchange, approximate acreage, and general location are described below. These lands are listed in priority order of acquisition. If some parcels are dropped from the exchange, those at the bottom of the list would be dropped first, unless higher priority parcels are dropped because of disagreement over appraised values.

Maps of all of these parcels can be found in Appendix C

Bristlecone Pine Parcels: Two 5 acre parcels in the Ancient Bristlecone Pine Forest, Inyo County, CA

Adobe Ranch Parcels: Nine parcels totaling 910.37 acres, located between the Sierra, Glass, and White Mountains, Mono County, CA

Jacob Murray Parcel: The 279.71 acre parcel is located within the Mono Basin National Forest Scenic Area, Mono County, CA

Tub Springs Parcel: The 151.87 acre parcel is located ½ mile outside the John Muir Wilderness, at the base of Kearsarge Peak, Inyo County, CA

Middle Fork American River/Sierra Pacific Industries lands: Thirteen parcels totaling 5,101.16 acres are located along the Middle Fork of the American River

(MFAR) and the Rubicon River, on the Tahoe and Eldorado National Forests. The MFAR is the boundary between the Tahoe National Forest on the north and the Eldorado N.F. on the south. The Rubicon River is the boundary between Placer County and El Dorado County. The parcels include 4374.16 acres in Placer County and 727 acres in El Dorado County. Eleven parcels are on the MFAR and two parcels are located on the Rubicon River.

Milk Lake Parcel: The 480 acre parcel is located in the Tahoe N.F. near the crest of the Sierra Nevada Mountains north of Interstate 80 in Nevada County, CA.

1.4 Purpose and Need

The Forest Service is authorized to complete land exchanges after a determination is made the exchange will serve the public interest. When considering public interest, the authorized officer shall give full consideration to: 1) opportunity to achieve better management of Federal lands; 2) needs of the state and local residents and their economies; and 3) achieving important resource management objectives including protection of fish and wildlife habitat, riparian habitat, cultural resources, recreation opportunities and watersheds. The proposed land exchange meets all three of these objectives.

1.5 Applicable Direction from the Inyo National Forest Plan and Forest Plan Consistency

The Inyo National Forest Land and Resource Management Plan (LRMP) states the highest priority for land acquisition is given to lands with water frontage, such as lakes, streams, floodplains, wetlands and riparian zones; lands within key wildlife management areas; lands having endangered or threatened fish, wildlife, or plant habitat; and lands needed to reduce fire risks. The highest priority lands identified for disposal are those tracts inside or adjacent to communities, when such tracts would enhance community development and reduce use conflicts, provided suitable private land is not available. A secondary priority for lands identified for disposal is land under special use permit within or adjacent to communities which would be better suited for private ownership.

The “Fire Station” parcel requires a non-significant amendment to the Inyo N.F. LRMP, as the plan states, “Allow no Federal land exchanges north of State Route 203 within the Mammoth Lakes Community during this planning period”. This non-significant amendment would not change this direction, but allow for the conveyance of the Fire Station parcel only. Otherwise conveyance of the two parcels into public ownership is in conformance with the LRMP, and with the following landownership adjustment objectives:

- ? Conveyance of Federal lands within and immediately adjacent to expanding communities;

- ? Conveyance of Federal parcels which have lost or are losing their National Forest character due to close proximity to residential development;
- ? Conveyances will not adversely affect management of adjoining National Forest System (NFS) lands.
- ? Conveyance of the Federal lands via land exchange avoids the use of NFS lands under a special use permit, which would involve additional administrative costs; and,
- ? Anticipated development of the exchanged Federal lands will not affect management of adjoining NFS lands.

The Federal parcels identified for disposal are located within the Mammoth Management Area-#9, Inyo National Forest LRMP, p. 193-194, which specifies NFS lands may be exchanged into the private sector for community expansion when:

1. The most appropriate use of NFS lands over the long term is in the private sector,
2. State, County, local, and Forest Service planning processes identify and support conveying ownership of the parcel from NFS status to the private sector; and,
3. The use intended for the Federal land being exchanged meets the intent of the current approved County General Plan.

The following list describes how the Federal Community Church and Fire Station Parcels proposed for exchange meet landownership adjustment objective criteria for disposal:

- ? They are located within the boundaries of the Town of Mammoth Lakes (TML).
- ? The community supports the acquisition of the two parcels by public agencies, for development of needed public facilities.
- ? This acquisition is consistent with the urban limits policy of the TML General Plan.

1.6 Scope of the Proposed Action and Decision to be Made

The Council on Environmental Quality (CEQ) regulations implementing NEPA require the Federal agencies to consider three types of actions (1) connected actions, which are two or more actions that are dependent on each other for unity; (2) cumulative actions, which when viewed with other proposed actions may have cumulatively significant effects, and should therefore be analyzed together, and (3) similar actions, “which when viewed with other reasonably foreseeable or proposed actions, have similarities that provide a basis for evaluating their environmental consequences together.” (40 CFR 1508.25(a)).

Land exchanges convey land, interests in land, and the resources associated with them. However, the act of conveyance has no environmental effects. Therefore, the scope of actions is limited to the future use and management of the acquired and conveyed lands and the effect of the exchange on the lands that adjoin them.

The Forest Supervisor's for the Inyo, Eldorado, and Tahoe National Forests will be the deciding officials. The primary decision is whether or not the proposed land exchange is in the public's best interest. The Forest Supervisors may decide to select the No Action alternative, accept the Proposed Action, or a modification of the Proposed Action. The Forest Supervisors will also approve appropriate mitigation measures to implement any action alternative.

Based upon the analysis in this EA, the Deciding Officials will decide whether or not to exchange 12.517 acres of Federal land for the portion of the 6,933.11 acres of non-Federal land that are of approximately equal value, in concert with a Non-significant Forest Plan Amendment

Chapter 2: Alternatives

2.1 Public Involvement

The Forest Service first announced its intent to convey the Federal Parcel to the Hospital District when it was published in the Spring 2005 Schedule of Proposed Actions (SOPA).

The intent to pursue a land exchange was reported in the local newspapers and media which resulted in several articles in local newspapers, including the Mammoth Times (Town of Mammoth Lakes). Consultants hired by the Healthcare District and other agencies made a presentation regarding the exchange to the public, members of the Mammoth Lakes Town Council, Mono County Board of Supervisors, Fire and Hospital District Board members, and representatives of the Superior Courts in May, 2005.

Special use permit holders and private property owners abutting the Federal parcel were notified of the proposed exchange via an Inyo National Forest letter dated August 12, 2005.

Per policy, Tribal Consultation was undertaken upon receipt of the land exchange proposal and prior to signing of the Agreement to Initiate. Tribal notification letters were mailed on January 5, 2005. No responses were received.

The Notification of Exchange Proposal (NOEP) was placed in the Inyo Register (Inyo and Mono Counties), Mountain Democrat (El Dorado County) and The Union (Placer County) newspapers. These notifications were published once a

week for four consecutive weeks during October and November 2005 (10/13, 10/20, 10/27, and 11/3 issues).

Copies of the NOEP were sent to appropriate Congressional, State, and local governments, and affected Native American tribes in involved counties. Appendix C lists all agencies and persons consulted.

As a result of the above-described public scoping activities, the Inyo National Forest received 14 written comments (letters and/or e-mails) from interested members of the public. Issues identified are discussed in the following sections of this EA.

2.2 Issues

Under this proposal, the Federal parcels would be conveyed to private ownership. Based on the analysis and discussion of effects disclosed in this analysis, the land to be acquired is intended to mitigate any losses on the Federal parcels. Thus, the development of alternatives and identification of issues for this analysis focuses on those issues which arise directly from the transfer of land from Federal ownership and the determination of value.

Based on the results of internal and public scoping, the Forest Service identified specific areas (resources) of concern and classified them as being either: 1) **significant issues** that drive alternatives or generally require in-depth analysis/disclosure; 2) **tracking issues** that do not necessarily drive alternatives or mitigation, but are tracked throughout the analysis with their effects disclosed; and 3) **issues considered but not analyzed in detail**

2.2.1 Significant Issues: **None**

2.2.2 Tracking Issues

High geothermal potential of the Federal parcels, and developed geothermal development nearby.

The Forest will reserve geothermal resources on the Federal parcels at the time of conveyance.

2.2.3 Considered but not analyzed in detail

Issues were eliminated from detailed study because: (1) the issue was considered outside the scope of the proposed action; (2) the issue has already been decided by law, regulation, LRMP, or a higher level decision; (3) the issue is irrelevant to the decision to be made; or, (4) the issue is conjectural and not supported by scientific or factual evidence.

The Town of Mammoth Lakes Draft General Plan does not allow for churches as a designated use for this land allocation.

The issue is outside the scope of this decision. Federal land is not subject to local zoning, and the Town of Mammoth Lakes zoning designations will only apply to the land once it is conveyed into private ownership.

Displacement of permitted use (Mammoth Community Church) on one of the Federal parcels

A letter documenting an agreement between the exchange proponents and the Church was signed on February 1, 2006. A Memorandum of Understanding (MOU) between the Mammoth Community Church and the land exchange proponents further documenting the disposition of the church improvements has been or will be signed by all parties prior to this decision.

Property under special use permit should be confirmed in perpetuity regardless of disposition of the surrounding land.

Forest Service regulations do not allow for use and occupancy of National Forest System lands in perpetuity.

Forest Service acquisition of 160 acre “Tub Springs” parcel in Inyo County will cause the Inyo County private land base to shrink.

Acquisition of the Tub Spring parcel is consistent with Inyo National Landownership Adjustment Strategy to consolidate land ownership. Disposition of private land occurs at the discretion of the private land owners and is outside the scope of this decision.

2.3 Alternatives

Based upon the results of internal and external scoping, the Inyo National Forest determined that two alternatives would adequately identify and resolve any conflicts associated with issues.

2.3.1 Alternative 1: Proposed Action

This alternative is fully described in the Proposed Action section of this Environmental Assessment. This alternative would exchange 12.52 acres of NFS land in the Town of Mammoth Lakes to the Southern Mono Healthcare District. In exchange, the District would convey up to 6,927.68 acres of non-Federal lands to the United States. The non-Federal land consists of 1,391.52 acres located in Mono and Inyo Counties within the boundaries of the Inyo National Forest, 5,101.16 acres of lands located along the Rubicon and Middle Fork of the American River in Placer and Eldorado Counties, which are within the boundaries of the Eldorado and Tahoe National Forests, and 480 acres in Nevada County, within the Tahoe National Forest.

2.3.2 Alternative 2: No Action

The land exchange as proposed and described in the Proposed Action section of this EA would not take place under this alternative. The Inyo

National Forest would continue to manage the 12.52 acre Federal parcels under current law and regulation. There would be no development of public facilities. However, the continuation of the Community Church and Fire Station special use permits would present future management issues.

National Forest System ownership of the 27 non-Federal parcels could be pursued in future land acquisition opportunities, if they remained available. The 1,391.52 acres on the Inyo National Forest would remain under private ownership, as would the 5,581.16 acres of lands within the Eldorado and Tahoe National Forests.

Alternatives Considered, But Eliminated From Detailed Consideration

The following alternative was considered, but not analyzed in detail as part of this environmental analysis.

2.3.3 Alternative 3: Purchase of Non-Federal Parcels

Under this alternative, the United States would acquire the non-Federal Parcels using money appropriated by Congress from the Land and Water Conservation Fund (LWCF). The Federal parcels would not be conveyed to the Southern Mono Healthcare District for community uses.

Over the past 20 years, the Inyo National Forest has only occasionally been allocated funding to make land purchases using Congressionally appropriated funds from the LWCF. In the late 1980's, the Forest Service, along with three other agencies within the Department of the Interior, implemented a National land purchase prioritization process, using a jointly developed land and resource management criteria to nationally rank and prioritize individual parcels for limited, annual land purchase funding allocations. Generally, only parcels which are specifically earmarked by Congress in legislation are funded for acquisition outside of this process.

Most of the parcels of land which have been identified by the Inyo National Forest for potential acquisition via direct purchase have historically competed very poorly against parcels on other National Forests in California and nationally. Funding for land purchases within the Inyo National Forest is expected to remain limited, with no change expected in the near future, with the exception of the occasional allocation of "emergency" purchase dollars.

The same holds true with regards to the Eldorado and Tahoe National Forests' potential to acquire the Rubicon, MFAR, and Milk Lake parcels through direct purchase. While they have been identified by SPI and another private owner as available for purchase, the limitation upon current funding will not allow their acquisition as soon as the land exchange alternative does.

The loss of willing sellers and threat of development is a time sensitive issue, therefore, the alternative of directly purchasing the private lands from the current owners was not considered in further detail.

2.4 Decision Criteria

The table on the following page summarizes the decision criteria and exchange objectives described in the “Purpose and Need” section of this document. It illustrates values and amenities found on the Federal Community Church and Fire Station Parcels, and those found on the parcels to be acquired by the United States. This table provides a means for comparison between the Proposed Action and No Action Alternatives. Values identified in the column titled “Federal Parcels” would be retained under the No Action alternative. Values identified in the other columns would not be acquired under the No Action alternative.

Table 1 - Comparison of Benefits and Losses

	Federal Parcels	Non-Federal Parcels -INF	Non-Federal Parcels- TNF & ENF	Total Non-Federal Parcels	Net Change (if all acres acquired)
Size	12.517 acres	1351.95 acres	5581.16 acres	Up to 6933.11 acres	6920.593 acres
Riparian Habitat	0	Springs, creeks	Springs, creeks, rivers, lakes		
Stream/Lake front miles	0	0.0 river miles 6.75 stream mi <.25 lakefront miles	8.5 river mi. 8.75 stream mi., 1.2 lake front mi.	8.5 river mi. 15.5 stream mi 1.45 lakefront mi	8.5 river miles 15.5 stream mi. 1.45 lake front mi.
Threatened, Endangered, Candidate or Region 5 Sensitive Species (Potential habitat may exist)	0	Sage grouse, northern goshawk, mountain yellow-legged frogs, willow flycatchers, Wongs Springsnail, Coville’s abronia,	Spotted owl, no. goshawk, bald eagles, SN Red Fox, CA Wolverine, Pallid bat, Mountain yellow-legged frog, Stebbins’s phacelia,	Refer to previous two columns	Overall gain in potential Habitat for many FS sensitive species, & for one T. species (bald eagle). See columns 2 and 3.

		W.Mtns horkelia, scalloped moonwort, upswept moonwart	PHST, Botrychium ascendens, B. crenulatum, B. lineare, B. montanum, Bruchia bolanderi, Cyripedium montanum, Epilobium howellii, Erigeron miser, Eriogonum umbellatum, Hydrothyria venosa, Meesia triquetra, M. uliginosa, Penstemon personatus, Phaeocollybia olivacea .		
Significant Cultural Resources	None	Bodie to Benton RR grade	Not surveyed	Not surveyed	
Recreational Opportunities	None	Dispersed recreational opportunities: camping, hunting, OHV use, and hiking.	Dispersed recreational opportunities in potential wild and scenic river corridor, trails, lakes	Dispersed recreational opportunities and wild and scenic river corridor, trails, lakes	Gain many acres of lands with dispersed recreational opportunities, some within a wild & scenic river corridor, lakes, trails.
Hazardous Materials	Lead based paint associated with Mammoth Community	None	None	None	None

	Church building				
Miles of National Forest Boundary Added or Eliminated ()	(0.55) miles, (12) survey corners	(19.75) miles (54) survey corners	(45.25) miles (24) survey corners	(65) miles (78) survey corners	(65.55) miles (90) survey corners
Consistent with Forest Plans, as amended – SNFP	Non-signif. amendment (Fire Sta.)	Yes	Yes	Yes	Yes, with INF LRMP Non-significant amendment

Chapter 3 – Affected Environment and Environmental Consequences

This section discusses the environmental effects, both beneficial and adverse, that would result from implementation of the proposed action and the no-action alternative. These consequences are summarized in the Table 1 on pages 12 - 14

The Federal Parcels have been surveyed for cultural resources, Threatened, Endangered, and Sensitive (TES) plant and animal species, wetlands/floodplains and hazardous materials. The offered non-Federal property has been surveyed for hazardous materials, and cursory surveys done for TES animal species and wetlands/floodplains. Survey information is available in the project files.

The Federal parcels do not contain TES plant and animal species. Many of the non-Federal parcels contain potential habitat for many TES plant and animal species.

During field inspections, the only evidence of hazardous materials was lead-based paint associated with the Mammoth Community Church building, located on the “Hospital” Federal parcel. No other hazardous materials, past or present, were found on the “Fire Station” Federal parcel, or on any of the offered non-Federal parcels.

There are no wetlands on the Federal sites. No floodplains exist on the Federal parcels.

No heritage resources are present on the Federal parcels. A portion of the historic Bodie to Benton railroad grade passes through the non-federal Jacob Murray parcel.

The non-Federal Party and the Inyo, Eldorado and Tahoe National Forests have cooperatively developed the proposed land exchange to accomplish a number of objectives identified in the respective Forest LRMPs and landownership adjustment policy and guidance documents. The primary amenities and values to be gained by exchanging the Federal parcels for the 27 proposed non-Federal parcels are described as follows:

3.1 Non-Federal Lands

3.1.1 Non-Federal land on the Inyo National Forest

Bristlecone Pine Parcels – 10 Acres (2 parcels)

- ? Located in Ancient Bristlecone Pine Forest (ABPF), a designated “Special Interest Area”.
- ? Located in each of the last two remaining private 40 acre in holdings in the ABPF.
- ? In holdings with no legal or road access.
- ? Identified as high priority acquisitions in the Inyo NF Landownership Adjustment Strategy.
- ? Bristlecone pine habitat on both parcels.
- ? Potential habitat for R-5 sensitive species of White Mountains horkelia and Coville’s abronia.

Adobe Ranch – 910.37 acres (9 parcels)

- ? Identified for acquisition in the Inyo NF Landownership Adjustment Strategy.
- ? Will consolidate landownership patterns in the area.
- ? Abundant water in an otherwise arid area: some parcels contain stream frontage and associated riparian habitat; some contain mountain meadow/wetland habitat;
- ? Some parcels have perennial streams, with fisheries; others have perennial natural springs, and one has a developed spring.
- ? High wildlife values, including potential habitat for TES species: Mountain yellow-legged frog, northern goshawk, sage grouse, willow flycatchers, scalloped moonward and/or upswept moonwort
- ? High dispersed recreation values.
- ? Scenic views of the Sierra, Glass and White Mountains.
- ? Two parcels have a primary Forest Service road through them with no associated easement.
- ? Consolidation of Federal landownership, which will enhance forest management activities and result in a reduction of National Forest boundary line and survey corners requiring periodic maintenance.

Jacob Murray Parcel – 279.71 acres

- ? Located within the Congressionally-designated Mono Basin National Forest Scenic Area.
- ? Spectacular views of the Sierra Crest and Mono Lake.
- ? Identified for acquisition in the Inyo NF Landownership Adjustment Strategy.
- ? Use or development of the parcel would be in non-conformance with the scenic area private land guidelines.
- ? Consolidates National Forest landownership patterns in the area, resulting in a reduction of National Forest boundary line and survey corners requiring periodic maintenance.
- ? Segment of the historic Bodie to Benton Railroad grade crosses the parcel.
- ? F.S. primitive road 1N54 crosses the north end of the parcel with no associated easement; resolves easement.

Tub Springs Parcel – 151.87 acres

- ? In holding at base of Kearsarge Peak, ½ mile from John Muir Wilderness.
- ? Meets LRMP and Landownership Adjustment Strategy criteria for acquisition.
- ? Contains several springs near the perennial South Fork of Oak Creek.
- ? Has extensive, associated riparian vegetation.
- ? Contains a relic stand of California Black Oak.
- ? Adjacent to the endangered Sierra Nevada Bighorn Sheep Zoological area.
- ? Consolidation of Federal landownership, which will enhance forest management activities and result in a reduction of National Forest boundary line and survey corners requiring periodic maintenance.
- ? Potential habitat for Wongs Springsnail.

3.1.2 Non-Federal land on the Eldorado and Tahoe National Forests

Middle Fork American River/Sierra Pacific Industries Lands – 5,101.16 acres

- ? 13 parcels of land, 11 on Middle Fork of the American River (MFAR) , 2 on Rubicon River
- ? All parcels owned by Sierra Pacific Industries (SPI)
- ? Consolidates ownership of valuable river and stream lands, protects watershed values
- ? Rubicon River parcels are “Highest Priority” acquisitions in the Eldorado NF Land Ownership Adjustment Plan.
- ? Seven miles of the MFAR
- ? Consolidation of public ownership of majority of land immediately adjacent to MFAR within Tahoe NF and Eldorado NF.

- ? Further consolidates National Forest System ownership along the Rubicon River
- ? One and one-half miles of the Rubicon River.
- ? Minimize private access needs required by Alaska National Interest Lands Conservation Act (ANILCA)
- ? Potential habitat for spotted owl, northern goshawk, Stebbins's phacelia, PHST
- ? Contains key winter deer range
- ? Facilitates long-term restoration needed as a result of the 2001 Star Fire on the MFAR.

Middle Fork American River (MFAR) (11 parcels)

- ? Major sub-watershed of the American River and a priority watershed.
- ? Major restoration opportunity for riparian ecosystem and water quality.
- ? Key component to Placer County Water Agency's (PCWA) Middle Fork Hydroelectric Power System.
- ? Major source of high quality water for the Sacramento Metropolitan Area.
- ? Parcels include about 50% of the riparian ecosystem between PCWA reservoirs.
- ? High quality fishing, hiking, hunting, camping, swimming, rock climbing, and observing wildlife.
- ? Many historic sites are found within the area.

Rubicon River (2 parcels)

- ? Sub-watershed of the American River, identified in both the Eldorado and Tahoe National Forest LRMPs for preliminary administrative designation as a Scenic River.
- ? Section of river which contains two parcels eligible for Wild River status.
- ? Consolidation of ownership would facilitate management as a Wild and Scenic River, if the Rubicon River is designated as such by Congress.
- ? Consolidation of ownership would prevent development inconsistent with "Wild" status.
- ? High quality fishing, hiking, hunting, camping, swimming, rock climbing, and wildlife observation, and has many historic sites.
- ? Rubicon River is a California designated Wild Trout Stream.

Milk Lake Parcel – 480 acres

- ? Located in the Grouse Lakes Non-Motorized Recreation Area.
- ? Sub-alpine area with numerous mountain lakes.
- ? Very high priority acquisition for the Tahoe N.F.
- ? Outstanding recreational, scenic, and wildlife values.
- ? Contains Milk Lake, Round Lake, half of Long Lake and the southern shore of Island Lake, and

- ? One half mile of South Fork Canyon Creek, and associated riparian zones, lakeside meadows, and scattered wet meadows.
- ? These lakes are popular fisheries.
- ? Contains Grouse Ridge F.S. Trailhead and parking area and short segment of the Grouse Ridge F.S. road.
- ? Contains four F.S. system non-motorized trails, which cross the property.
- ? Acquisition of this property will secure ownership of the F.S. trailhead and parking area.
- ? Acquisition will eliminate potential private development and motorized use.
- ? Acquisition will secure public ownership of a very popular recreation area.
- ? Potential habitat for bald eagle, Sierra Nevada red fox, California wolverine, Pallid bat, Mountain yellow-legged frog, *Botrychium ascendens*, *B. crenulatum*, *B. lineare*, *B. montanum*, *Bruchia bolanderi*, *Cypripedium montanum*, *Epilobium howellii*, *Erigeron miser*, *Eriogonum umbellatum* var. *torreyanum*, *Hydrothyria venosa*, *Meesia triquetra*, *M. uliginosa*, *Penstemon personatus*, *Phaeocollybia olivacea*.

3.2 Federal Parcels: The vegetation on both Federal parcels consists of second-growth Jeffrey pine and white fir, with a big sagebrush-bitterbrush understory. There are no old growth forest species associated with the parcels, nor any proposed or sensitive, threatened or endangered species on the parcels. There are no heritage resources sites located on the parcels. There are no inventoried wetlands, no floodplains, nor any water rights associated with these parcels.

3.3 Past and Present Actions

The Inyo National Forest in the past has used land exchanges to implement forest plan direction. This current land exchange proposal was cooperatively developed by the non-Federal party, and Inyo, Eldorado, and Tahoe National Forests to accomplish a number of objectives identified in the respective Forest LRMPs and landownership adjustment policy and guidance documents. Past and present activities on the “Hospital” parcel include operation and maintenance of the Mammoth Community Church, public utilities such as telephone, cable, and power lines, and public use of the Town of Mammoth Lakes Bike Trail. Past and present activities on the “Fire Station” parcel include snow storage and parking for the Mammoth Lakes Fire Department.

3.4 Reasonably Foreseeable Future Actions

The Inyo National Forest will continue to accept land exchange proposals on an opportunity basis to continue implementation of the Forest Plan.

With the No-Action Alternative, many of the non-Federal parcels might be sold and developed and many of the resource values of these parcels could be lost. Because all of these parcels are inholdings within the Inyo, Eldorado, and Tahoe

National Forests, access across National Forest System land to the private property could become a management issue. The Federal parcels would remain a part of the Inyo National Forest. Management and management would continue according to the Inyo National Forest Land and Resource Management Plan. The Mammoth Community Church would continue to occupy the “Hospital” parcel and the Inyo National Forest would continue to administer the special use permit according to its terms and conditions. The same would apply to the “Fire Station” parcel, with the Mammoth Lakes Fire Protection District continuing to use and occupy National Forest System lands for snow storage and parking.

With the Proposed Action Alternative, the non-Federal parcels would take on the management direction of the surrounding Federal land and management would be accomplished according to forest plan direction. Additionally, development would be precluded. The Federal “Hospital” parcel would be developed as government center including Hospital expansion, Town of Mammoth Lakes Offices, County Offices, Jail, and Superior Court. The Federal “Fire Station” parcel would continue to be used for snow storage and parking and other facilities in support of Fire Department activities. The special use permit for improvements on the Federal “Fire Station” parcel would be relinquished, eliminating the need for administration of the special use permit.

3.5 Affected Environment and Environmental Consequences

This section summarizes the physical, biological and social environments of the affected project and the potential changes to those environments due to implementation to alternatives.

3.5.1 Sensitive, Threatened, and Endangered species

Affected Environment: The Federal parcels do not contain any sensitive, threatened, or endangered species. Many of the non-Federal parcels have potential habitat for numerous sensitive, threatened and endangered species. Table 1 lists the potential habitat for sensitive, threatened, and endangered species

Environmental Consequences:

Proposed Action: Under the Proposed Action, there would be a beneficial effect in relation to sensitive, threatened, and endangered species, as the Inyo, Tahoe, and Eldorado National Forests would gain potential habitat for the sensitive, threatened, and endangered species listed in Table 1.

No Action: Under the No-Action Alternative, there could be adverse impacts on sensitive, threatened, and endangered species if any of the non-Federal parcels are developed.

3.5.2 Heritage Resources

Affected Environment: The Federal parcels do not contain any Heritage Resources.

The Jacob Murray Parcel contains a small portion of the historic “Bodie to Benton” railroad grade, and numerous prehistoric sites exist on the Adobe Ranch Parcels.

Environmental Consequences:

Proposed Action: Under the Proposed Action, there would be a beneficial effect in relation to Heritage Resources as the Inyo National Forest would gain parcels that contain Heritage Resources.

No Action: Under the No-Action Alternative, there could be adverse impacts on Heritage Resources if the non-Federal parcels that contain Heritage Resources are developed.

3.5.3 Riparian Habitat

Affected Environment: The Federal parcels do not contain any riparian habitat. Many of the non-Federal parcels contain riparian habitat including springs, river and lake frontage.

Environmental Consequences:

Proposed Action: Under the Proposed Action, there would be a beneficial effect in relation to riparian habitat, as the Inyo, Eldorado, and Tahoe National Forests would gain many miles of riparian habitat including stream and lake frontage

No Action: Under the No-Action Alternative, there could be adverse impacts if any of the non-Federal parcels which contain riparian habitat were developed.

3.5.4 Recreational Opportunities

Affected Environment: The Federal “Hospital” parcel A has a paved, 12 foot wide bike and hiking trail meandering along the northern side and the entrance to a large lighted steel culvert Highway 203 underpass, both of which are part of the Town of Mammoth Lakes bike trail system. There are several dirt use trails on the parcel. These trails are heavily used by bicycles and foot traffic, probably, mostly from people staying at the RV Park. The Federal “Fire Station” parcel does not contain any recreational opportunities. All of the non-Federal parcels contain dispersed recreational opportunity values.

Environmental Consequences:

Proposed Action: The development proposed for the Federal “Hospital” parcel will block the user trails that cross the parcel. However the Hospital will be required to execute a suitable right of way deed to the Town of Mammoth Lakes to allow for continued use, operation, and maintenance of the bike trail prepared by or satisfactory to the Town of Mammoth Lakes, which will allow for continued recreational use and enjoyment of the bike trail. Acquisition of the non-Federal parcels will ensure that recreation opportunities will remain on these parcels.

No Action: Recreation use on the bike trail would continue on the Federal “Hospital” parcel. Dispersed recreation could be affected if any of the non-Federal parcels were developed.

3.5.5 Minerals

Affected Environment: A Mineral Potential Report was prepared for the Federal and non-Federal parcels. The Federal parcels have a low potential for locatable minerals, and a high potential for the occurrence of salable minerals, but low potential for development of the salable minerals due to the proximity of the community and existing improvement on the two parcels. The Federal parcels also have high potential for geothermal since they are located within the Mono-Long Valley Known Resource Area. The non-Federal parcels on the Inyo National Forest have a range of mineral potentials, from low to high depending on the parcel and mineral commodity. Some of the parcels in the Adobe Valley area have moderate to high potential for occurrence of geothermal due to their being in a Known Geothermal Resource Area. Some of the parcels in the Eldorado and Tahoe National Forests have a moderate to high potential for placer gold. Six of the nonfederal parcels in the Eldorado and Tahoe National Forests have outstanding mineral rights.

Environmental Consequences:

Proposed Action: The United States of America would reserve geothermal resources on the Federal parcels prior to conveyance. The remainder of the mineral estate would be conveyed, along with the surface estate. The mineral estate of the non-Federal parcels would be conveyed with the land, with the exception of the parcels within the Eldorado and Tahoe National Forests which have outstanding mineral rights. The non-Federal lands will take on the status of the Federal lands that are being conveyed (Reserved Public Domain), and consequently will be open to all forms of mineral entry.

No Action: The Federal parcels would be open to all forms of mineral entry. The mineral estate would remain in private ownership on the non-Federal lands and would not be open to mineral entry.

3.5.6 Hazardous Materials

Affected Environment: During field inspections, the only evidence of hazardous materials was lead-based paint associated with the Mammoth Community Church building located on the “Hospital” Federal parcel. No other hazardous materials, past or present, were found on the “Fire Station” Federal parcel, or on any of the offered non-Federal parcels.

Environmental Consequences:

Proposed Action: The Hospital and the Mammoth Community Church have agreed that the Hospital will be responsible for removal of the building after the exchange is completed. Consequently, the Forest Service will not have any liabilities associated with removal of the structure. The hospital will responsible to make sure the removal of the church building is done in a manner that protects the environment, as well as the public’s health and safety.

No Action: The Mammoth Community Church would remain on the Federal parcel, and would not be torn down. Consequently, the lead based paint would only be an issue if the church should want to remodel.

3.5.7 National Forest Character Compatibility

Affected Environment: Both the Federal “Hospital” and “Fire Station” parcels are located within the boundaries of the Town of Mammoth Lakes and are adjacent to residential, commercial, and public services development, resulting in a loss of National Forest character. All of the non-Federal parcels are inholdings within the Inyo, Eldorado, and Tahoe National Forests and have a natural appearing character similar to the surrounding National Forest System lands.

Environmental Consequences:

Proposed Action: Southern Mono Healthcare District will construct new hospital facilities on a portion of the Federal “Hospital” parcel. The remainder of the parcel will be developed with Town of Mammoth Lakes, Mono County, and Superior Court community facilities. After acquisition, the Mammoth Fire Department would continue using the “Fire Station” parcel for parking and snow storage and other facilities in support of Fire Department operations. Development would be precluded on the non-Federal parcels and they would maintain their natural appearing landscape character that would be consistent with the character of the surrounding National Forest System lands. These parcels would take on the Management Area Direction of the surrounding National Forest System lands and be managed accordingly.

No Action: The current improvements on the Federal parcels would remain, and the Forest Service would continue to administer the special use permits for these improvements according to the terms and conditions. The non-Federal parcels could be developed which would be inconsistent with the natural character of the surrounding National Forest System lands.

3.5.8 Land Ownership Complexity/Boundary Management

For this analysis, the miles of shared property boundary between the National Forest System lands and private property for all of the involved parcels reveals the level of and ownership complexity and boundary management workload.

Affected Environment: With the existing land ownership patterns, there are approximately 196 miles of shared property and 258 property corners between the involved National Forest System lands and private lands.

Environmental Consequences:

Proposed Action: There would be a reduction of approximately 195 miles of shared boundary and approximately 246 of property corners.

No Action: The existing landownership patterns of approximately 196 miles of shared boundary and 258 property corners would remain.

3.5.9 Access/Roads

Affected Environment: The “Hospital” parcel contains a recorded Public Road Easement issued to the Town of Mammoth Lakes for Sierra Park Road. This easement is located on the western end of the property. The “Fire Station” parcel contains two recorded rights of way, one located on the

western end and the other on the southern end of the property. The western right of way is covered under a Public Road Easement issued to the Town of Mammoth Lakes for Forest Trail Road. The southern right-of-way is covered under a Federal Highway Easement Deed issued to the California Department of Transportation for State Highway 203.

Ten of the thirteen of the Eldorado and Tahoe National Forest MFAR and Rubicon parcels are roaded. The Middle Fork American River parcels contain only one cost-share easement that affects the “Skidmore” parcel. The Eldorado and Tahoe National Forests have no legal easements associated with the roaded parcels. The Milk Lake parcel on the Tahoe National Forest contains .2 miles of a Forest Service road, for which an easement was obtained by the Forest Service in 1950. All of the non-Federal parcels on the Inyo National Forest are roaded, with the exception of the Bristlecone Pine and Sagehen Peak (part of the Adobe Ranch parcels). Many of these are system roads with no legal easements.

Environmental Consequences:

Proposed Action: Public access will not be affected on the Federal parcels to be conveyed, due to the fact that the Southern Mono Health Care District will be required to execute a suitable right-of-way deed for Sierra Park and Forest Trail roads. The Mammoth Fire District will quit claim the portion of the “Fire Station” parcel under the Highway 203 Right-of -Way to the California Department of Transportation.

Acquisition of the non-Federal parcels on the Tahoe, Eldorado, and Inyo National Forests will result in a net gain of roads for each Forest. The approximate miles of roads are: Tahoe – 20 miles; Eldorado – 9 miles, and Inyo – 5 miles. These existing roads in general are built to acceptable Forest Service standards and consistent with planned management activities.

Acquisition of these parcels would eliminate the need for Forest Service acquisition of future rights-of-way.

No Action: The existing rights-of-way on the Federal parcels will remain in place; consequently access will not be affected. Access to neighboring National Forest System lands across the private parcels that do not have legal easements could be affected if the private landowners decide to block roads prior to the Forest Service obtaining legal easements.

3.6 Cumulative Effects

Cumulative effects result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of how undertakes the other actions. Cumulative effects analysis should be bounded in both space and time, generally by expanding the scope of the analysis until the contribution of the Proposed Action is no longer quantitatively relevant. The area of consideration for cumulative effects includes the portions of Mono, Inyo, Eldorado, Placer, and Nevada Counties surrounding and including the Federal and non-Federal parcels.

3.6.1 Sensitive, Threatened, and Endangered species

Under the Proposed Action, acquisition of the Non-Federal parcels would beneficially impact sensitive, threatened and endangered species by acquiring potential habitat. The no-Action Alternative will have negative cumulative impacts if any of the non-Federal parcels were developed and habitat for any sensitive, threatened, or endangered species was lost.

3.6.2 Heritage Resources

Only the no-Action Alternative will have negative cumulative impacts if the non-Federal parcels that contain cultural resources are developed.

3.6.3 Riparian Habitat

Under the Proposed Action, acquisition of the Non-Federal parcels that contain riparian habitat would have beneficial cumulative impacts relative to the No-Action Alternative. The Forest Service would manage these areas in accordance with the respective Land and Resource Management Plans, and these areas would be subject to more stringent management objectives. The no-Action Alternative will have negative cumulative impacts if any of the non-Federal parcels were developed and riparian habitat was lost.

3.6.4 Recreational Opportunities

Under the Proposed Action, the contiguous arrangement of parcels may make the National Forest System lands in the areas surrounding the non-Federal parcels more desirable to recreation users and dispersed recreation might increase. The no-Action Alternative will have negative cumulative impacts if any of the non-Federal parcels were developed and dispersed recreation was impacted both on the non-Federal and Federal lands.

3.6.5 Minerals

The Proposed Action could result in cumulative impacts due to the fact that some of the non-Federal parcels have a high to moderate potential for locatable, leasable, and salable minerals, and once acquired will be open to all forms of mineral entry. Because of the geothermal reservation on the Federal parcels, geothermal could still be developed on the Federal parcels once they go into private ownership. Under the No-Action Alternative, no cumulative impacts are expected on the Federal parcels because of the low potential for locatable and medium potential for salable, in addition to the current surface uses. For the non-Federal parcels, the No-Action alternative could have a beneficial cumulative impact as the non-Federal parcels would not be open to mineral entry.

3.6.6 Hazardous Materials

Neither the Proposed Action or No-Action Alternative will have cumulative impacts related to hazardous materials due to the fact the only evidence of hazardous materials on both the Federal and non-Federal parcels is lead based paint at the Mammoth Community Church. The Southern Mono Health Care

District will be responsible for safe removal of the church in a manner that will not effect the environment or the public's health and safety.

3.6.7 National Forest Character Compatibility

Negative cumulative effects to National Forest Character Compatibility under the Proposed Action would be limited to the Federal parcels. This would be as a result of the planned development of the Federal parcels, causing these parcels to further loose National Forest Character. The No-Action Alternative could have negative cumulative effects if the non-Federal parcels were developed, resulting in a loss of National Forest Character Compatibility.

3.6.8 Land Ownership Complexity/Boundary Management

Implementation of the Proposed Action will have beneficial cumulative effects as landline location, posting and maintenance, as well as potential boundary disputes, would be significantly reduced. Negative cumulative impacts would be realized with the No-Action Alternative as approximately 195 miles of shared boundary and 246 property corners would require continued maintenance.

3.6.9 Access/Roads:

Cumulative effects in relation to access would be limited to the No-Action Alternative due to the fact that the Forest Service has not acquired rights-of-way for many of the roads located on the non-Federal parcels. The potential exists for these roads to be closed, which would affect access to adjacent National Forest System lands. No cumulative effects in relation to roads are expected under the Proposed Action, because although each Forest would experience a net gain of roads, these are generally built to acceptable Forest Service standards and consistent with planned management activities

Effects relative to significance factors.

1. Beneficial and adverse impacts.

- ? The Inyo, Eldorado and Tahoe National Forests will realize a net gain of up to 6,920.59 acres into the National Forest System, if all parcels are acquired.
- ? The United States will realize a net gain of riparian habitat, including aquatic habitat, including springs, streams, creeks, rivers, and lakes associated with Parcels.
- ? The United States will realize a net gain of river miles, steam miles and lake frontage.
- ? The United States will acquire segments of National Forest System roads across six parcels that don't have easements.
- ? The United States will acquire a trailhead parking lot

- ? The United States will acquire potential threatened, endangered and Region 5 sensitive species habitat; including potential habitat for northern goshawk, scalloped moonwort, Spotted owl, mountain yellow-legged frog, bat, Bald eagle, California Wolverine, and Wong's springsnail, sage grouse, *Abronia nana*, *Horkelia hispidula*, *Botrychium crenulatum*, *Botrychium ascendens*, *Botrychium crenulatum*, *Botrychium lineare*, *Botrychium montanum*, *Bruchia bolanderi*, *Cypripedium montanum*, *Epilobium howellii*, *Erigeron miser*, *Eriogonum umbellatum* var. *torreyanum*, *Hydrothyria venosa*, *Meesia triquetra*, *Meesia uliginosa*, *Pentemon personatus*, *Phaeocollybia olivacea*, and *Phacelia stebbinsii*
- ? The United States would acquire lands in El Dorado and Placer Counties identified as being potentially eligible for inclusion in the National System of Wild and Scenic Rivers.
- ? The Forest Service will acquire non-Federal lands suitable for camping and other forms of dispersed recreation.
- ? The miles of National Forest boundary requiring periodic maintenance will be reduced.
- ? The 12.52 acre Community Church and Fire Station parcels will be conveyed from public ownership. There are no old-growth forest species on these parcels.

2. The degree to which the proposed action affects public health or safety.

This exchange of land and resources constitutes a beneficial affect to public health and safety due to the fact that the non-Federal parties that acquiring the property provide for public health and safety. No adverse affects are expected due to the findings of field inspections of both the Federal and non-Federal parcels, which are documented within the "Feasibility Analysis" prepared for this project on June 2, 2005. Subsequent inspections have not revealed any evidence of potentially hazardous substances or contaminants on any of the subject properties.

3. Unique characteristics of the geographic area. The Federal Parcels contain high geothermal potential, which will be fully mitigated by a geothermal reservation in the conveyance. The non-Federal parcels include riparian habitat, including non-jurisdictional wetlands; miles of river, stream and lake frontage; potentially suitable habitat for threatened, endangered and Region 5 sensitive species, as noted above; and, natural characteristics warranting potential Wild and Scenic River designation.

4. The degree to which the effects on the human environment are likely to be highly controversial. The nature of potential effects on the human environment are well established and not likely to be highly controversial. There is no known scientific controversy over the impacts of a land exchange involving these Federal parcels, or the non-federal parcels to be acquired. Based on the issues raised, the proposed land exchange does not constitute a highly controversial Federal action.

5. **The degree to which the possible effects on the human environment are highly uncertain or involve unique or unknown risks.** Past experience with similar projects and environmental analysis reveal no extraordinary circumstances exist which might cause the action to have significant effects upon the human environment. A summary of environmental consequences is displayed on pages 15 and 16 of this EA.
6. **The degree to which the action may establish a precedent for future actions with significant effects or represents a decision in principle about a future consideration.** Each land exchange proposal is considered upon a case-by-case basis. This action will not necessarily lead to another future action or actions which will have significant effects, either individually or in combination with each other or with this action.
7. **Whether the action is related to other actions with individually insignificant but cumulatively significant impacts.** The proposed action is not related to other individual actions and would have no cumulatively significant impact on the environment. It is anticipated that conveyance of these lands by exchange will help consolidate land ownership patterns without creating cumulative effects on other resources. There are no significant environmental effects that result from land conveyance itself. Effects associated with the potential development of lands transferred from federal ownership will be addressed through appropriate State of California, Mono County and Town of Mammoth Lakes environmental analysis and permitting processes.
8. **The degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the National Register of Historic Places, or may cause loss or destruction of significant scientific, cultural, or historical resources.** The proposed action has no effect on cultural resources, as documented in the report dated October 21, 2004. No heritage resources sites were recorded in surveys of the Federal parcels. Beneficial affects to cultural resources with be realized with acquisition of the Jacob Murray parcel that will secure a small portion of the historic "Bodie to Benton" railroad grade, as well as acquisition of Adobe Ranch parcels that contain prehistoric sites.
9. **The degree to which the action may adversely affect an endangered or threatened species or its habitat that has been determined to be critical under the Endangered Species Act of 1973.** The Biological Assessment/Biological Evaluation prepared by an Inyo National Forest Wildlife Biologist and Forest Botanist concluded that the proposed action on the Federal parcels will not affect any Federally listed threatened or endangered species. Acquisition of the non-federal parcels on the Tahoe NF may provide additional foraging habitat for bald eagles.

10. Whether the action threatens a violation of Federal, State, or local law or other requirements imposed for the protection of the environment.

This exchange of land and resources constitutes no violation of Federal, State, or local law or other requirements imposed for the protection of the environment. Site inspections, including hazardous materials screenings, have been conducted and documented within the "Feasibility Analysis".

Appendix A

Disposition of Improvements on Federal Parcels

Church Parcel

Improvement	Authorized?	Authorization Status	Improvement Owner	Remarks	Suitable Easement Deed to be issued for improvements?
Mammoth Community Church	Yes	Temporary permit will expire on December 31, 2005, or permit will become null and void upon completion of exchange.	Justin Everson, Pastor	MOU regarding disposition of church once land exchange is completed has been signed between Hospital and Church	No
Sierra Park Road	Yes	Forest Service Easement Grant	Town of Mammoth Lakes		Yes
Paved Bike Trail and Western end of Highway Underpass	Yes	Special Use Permit to Town of Mammoth Lakes for Bike Trail.	Town of Mammoth Lakes	Permit expires 12/31/2009	Yes
Drainage Ditch along West Side of Sierra Park Road and Culvert under Sierra Park Road	No		Town of Mammoth Lakes	Not covered under FS Easement Grant for Sierra Park Road, because not for highway purposes.	Yes

Improvement	Authorized?	Authorization Status	Improvement Owner	Remarks	Suitable Easement Deed to be issued for improvements?
Power Line	Yes	Mammoth Distribution Area Permit – expired December 31, 1996	Southern California Edison	Permit will be reissued, but will not include the improvements located on this parcel	Yes
Telephone Lines	Yes	1957 permit issued to California Interstate Company, no expiration date	Verizon of California		Yes
Cable Lines	No		NPG Cable	Located on Southern California Edison Poles	Yes
Sewer Line	Yes	Permit expires 12/31/2008	Mammoth Community Water District		Yes

Fire Station Parcel

Improvement	Authorized?	Status of Authorization	Improvement Owner	Remarks	Suitable Easement Deed to be issued for improvements?
Mammoth Lakes Fire Station	Yes	Special Use authorization with amendment	Mammoth Lakes Fire Protection District	The Federal land that these improvements are located on will be transferred to the owners of the improvements	Yes
Forest Trail Road	Yes	Forest Service Easement Grant	Town of Mammoth Lakes		Yes
Highway 203	Yes	Federal Highway Easement	Cal Trans		Yes
Power Line	Yes	Mammoth Distribution Area Permit – expired December 31, 1996	Southern California Edison	Permit will be reissued, but will not include the improvements located on this parcel	Yes
Telephone Lines	Yes	1957 permit issued to California Interstate Company, no expiration date	Verizon of California		Yes

Improvement	Authorized?	Status of Authorization	Improvement Owner	Remarks	Suitable Easement Deed to be issued for improvements?
Cable Lines	No		NPG Cable	Located on Southern California Edison Poles	Yes
Paved Bike Trail	Yes	Special Use Permit to Town of Mammoth Lakes for Bike Trail.	Town of Mammoth Lakes	Permit will expire 12/31/2009	Yes
Buried Storm Drain and Water Mains	Yes	Special Use Permit	Mammoth Community Water District		Yes

Appendix B

Agencies and Persons Consulted

Senator Barbara Boxer
Senator Dianne Feinstein
Representative Howard “Buck” McKeon
Mr. David Cogdill
Senator Thomas Oller
State Senator Dave Cox
Representative John Doolittle
State Senator Roy Ashburn
Representative Rick Keene
Representative Tim Leslie
Representative Bill Maze
Inyo County Board of Supervisors
Inyo County Planning Department
Governor’s Office of Planning and Research
Western Land Exchange Process
Placer County Board of Supervisors
Placer County Planning Department
Town of Mammoth Lakes
Mono County Board of Supervisors
Mono County Planning Department
Eastern Sierra Council of Governments
Sacramento Area County of Governments
Sierra Planning Organization and Economic Development District
Eldorado County Board of Supervisors
Eldorado County Planning Department
Southern California Edison
Private Property Owners, Coyote Flat
Fort Independence Community of Paiute Indians
Mono Lake Indian Community
Mono Lake Kuzadika Indian Community Cultural Preservation Foundation
Uta Uta Gwaitu Paiute Tribe
Kern Valley Indian Community
Bishop Paiute Indian Colony
Big Pine Paiute Tribe of Owens Valley
Walker River Paiute Tribe
Bishop Paiute Indian Tribal Council
Paiute-Shoshone Indians of Lone Pine
Timbisha Shoshone Tribe
Verizon Communications
NPG Cable, Inc.
Southern California Edison
Mammoth Community Water District

Verizon California, Inc.
Rocky Mountain Recreation
Mammoth Mountain RV Park
City of Bishop
Bureau of Land Management, Bishop Field Office
California Department of Transportation
Los Angeles Department of Water and Power
T'si-Akim Maidu
Washoe Tribal Council
Washiw Wagayay Manal
United Auburn Indian Community
Colfax-Todd Valley Consolidated Tribe
Todd Valley Miwok-Maidu Cultural Foundation
California Indian Basketweavers Association
Nevada County Board of Supervisors
Nevada County Planning Department
Placer County Water Agency
Georgetown Fire Department, Station 1
Sacramento Municipal Utility District
California Department of Fish and Game
Georgetown Divide Public Utility District
Center for Sierra Nevada Conservation
Bureau of Land Management, CA State Office
USDA – FS-Director, Environmental Coordinator
Shingle Springs Rancheria
Department of the Interior, Office of Environmental Affairs
USDA FS, Ecosystem Management Coordinator
El Dorado County Water Agency
Chicken Ranch Rancheria
El Dorado County Cultural Resources Preservation Commission
CA Department of Forestry, Amador Ranger Unit
CA Department of Fish and Game
USDA Agricultural Library
Water Quality Control Board, Central Valley
EAP, Office of Federal Activities
Marcus Bacchi
Gary Dobbas
CA Department of Parks & Recreation, Division of Off-Highways
Foothill Indian Education Alliance
Ben Brown Ranches Inc.
Jackson Rancheria
US Fish and Wildlife Service, Endangered Species Program
Eric Gersteung
John Muir Project, Chad Hanson
Representative Robert Matsui
Pete Carman

Clarence Dilts
Sierra Nevada American Council
Blodgett Forest Research Station
Native Plant Society
El Dorado Indian Council
Miwok Indian Community, Auburn Rancheria
Western Land Exchange
Smith, Lymon Donald TR & Betty Miller
Ione Band of Miwok Indians
Lone Star Timber, II L.P.
Sierra Pacific Industries
Virginia Palmer
United Auburn Indian Community, Auburn Rancheria
Georgetown Gazette
Friends of the Inyo
The Wilderness Society
Sierra Club, Toiyabe Chapter
Sierra Club, Range of Light Group
Mono Lake Committee
Mammoth Community Church
Inyo Register
The Union
Mountain Democrat

Appendix C Legal Descriptions and Maps

FEDERAL LAND PROPOSED FOR EXCHANGE:

“**Hospital Parcel**”: bounded by Mammoth RV Park to the east, Mammoth Hospital to the south, Sierra Park Road to the west, and State Route 203 to the north. This parcel is designated by the Inyo National Forest as available for disposal in its Landownership Adjustment Strategy.

T. 3 S. R. 27 E. MDM, Mono County, Ca. Sec. 35, portion SW1/4NE1/4, totaling 11.057 acres, more or less, a portion of APN 35-010-05

“**Fire Station Parcel**”: an “L” shaped parcel immediately to the east and north of Mammoth Lakes Fire Station #1. The parcel lies north of Hwy 203, and will require a minor amendment to the Inyo NF Land and Resource Management Plan.

T. 3 S. R 27 E. MDM, Mono County, Ca. Sec. 35, portion NW1/4, totaling 1.46 acres, more or less.

Total Federal acreage to be conveyed: 12. 517 acres, more or less

NON-FEDERAL LAND PROPOSED FOR EXCHANGE:

Inyo NF:

Ancient Bristlecone Pine Forest A

T. 6 S., R. 35 E., MDM, Inyo County, Ca. Section 5: E1/2SE1/4SW1/4SW1/4, totaling 5 acres, APN 016-040-08.

Ancient Bristlecone Pine Forest B

T. 6 S., R. 35 E., MDM, Inyo County, Ca. Section 8: W1/2SW1/4SW1/4SW1/4, totaling 5 acres, APN 016-040-18.

Adobe Valley parcels - Adobe Ranch - Crooked Meadows A

T. 1 S., R. 28 E., MDM, Mono County, Ca. Section 36: W1/2NW1/4, N1/2SW1/4, totaling 160 acres, APN 14-140-13

Crooked Meadows B

T. 1 S., R. 28 E., MDM, Mono County, Ca. Section 36: NE1/4NE1/4, totaling 40 acres, APN 14-140-14

Gaspipipe Spring

T. 1 S., R. 28 E., MDM, Mono County, Ca. Section 1: Lot 4 of NW1/4, totaling 34 acres, APN 14-130-03

Taylor Canyon

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 13: SW1/4NW1/4SE1/4, W1/2SW1/4SE1/4, SE1/4NE1/4SW1/4, E1/2SE1/4SW1/4; Section 24: W1/2NW1/4NE1/4, NW1/4SW1/4NE1/4, E1/2NE1/4NW1/4, E1/2SE1/4NW1/4, NE1/4NE1/4SW1/4, totaling 140 acres, APN 14-180-02

Dexter Canyon

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 10: SE1/4SE1/4; Section 11: S1/2S1/2NW1/4SE1/4, SE1/4SE1/4NE1/4SW1/4, NE1/4NE1/4SE1/4SW1/4, S1/2N1/2SE1/4SW1/4, S1/2SE1/4SW1/4, S1/2N1/2SW1/4SW1/4, S1/2SW1/4SW1/4; Section 14: NW1/4NW1/4, totaling 155 acres, APN 14-150-02

Johnny Meadow

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 20: SW1/4SW1/4, totaling 40 acres, APN 14-170-03

NE Sagehen Peak

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 18: NW1/4NW1/4, totaling 39.82 acres, APN 14-170-01

Upper Dexter

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 15: E1/2NW1/4, totaling 80 acres, APN 14-180-01

North Canyon

T. 1 S., R. 29 E., MDM, Mono County, Ca. Section 1: Lots 1 and 2 of NE1/4, Lot 3 of NW1/4, S1/2NW1/4; Section 2: SE1/4NE1/4, totaling 221.55 acres, APN 14-150-01

Mono Basin parcel - Jacob Murray

T. 1 S., R. 28 E., MDM, Mono County, Ca. Section 5: SW1/4, Lot 1 of NW1/4, E1/2 of Lot 2 in NW1/4, totaling 279.71 acres, APN 18-180-01

Independence parcel - Tub Springs

T. 13 S., R. 34 E., MDM, Inyo County, Ca. Section 16: NW1/4SW1/4; Section 17: N1/2SE1/4, S1/2NE1/4SW1/4, N1/2SE1/4SW1/4, totaling 151.87 acres, APN 022-050-03

Total non-Federal acreage in Inyo County: 161.87

Total non-Federal acreage in Mono County: 1190.08

Eldorado and Tahoe NF: Middle Fork American River and Rubicon River parcels - Sierra Pacific Industries - Buckeye Flat A

T.13 N., R.11 E., MDM, El Dorado County, Ca. Section 13: N1/2, EXCEPTING all that portion thereof lying in Placer County, totaling 261 acres, APN 062-550-01

Bacchi

T.13 N., R.12 E. MDM, El Dorado County, Ca. Section 35: EXCEPTING all those portions thereof lying in Placer County, totaling 466.00 acres, APN 063-030-03

Pennsylvania Point

T.13 N., R.11 E. MDM, Placer County, Ca. Section 1: Lots 1, 2, 3, 4, totaling 151.77 acres, APN 254-310-001

Buckeye Flat B

T.13 N., R.11 E. MDM, Placer County, Ca. Section 13: N1/2. EXCEPTING THEREFROM any portion lying outside Placer County, totaling 59 acres, APN 254-340-002)

Big Mosquito

T.14 N., R.12 E. MDM, Placer County, Ca. Section 27: N1/2, SE1/4, NE1/4SW1/4, totaling 520 acres, APN 068-060-001

Little Oak

T.14 N., R.12 E. MDM, Placer County, Ca. Section 31: all, totaling 620.02 acres, APN 068-050-005

Brushy Canyon

T.14 N., R.12 E. MDM, Placer County, Ca. Section 33: W1/2NW1/4, NW1/4SW1/4, totaling 120 acres, APN 068-050-007

Big Crater

T.14 N., R.12 E. MDM, Placer County, Ca. Section 35: NE1/4, N1/2NW1/4, totaling 221.72 acres, APN 068-060-012 and 068-060-013

Skidmore

T.14 N., R.13 E. MDM, Placer County, Ca. Section 11: W1/2NW1/4, NE1/4NW1/4, totaling 121.03 acres, APN 068-080-007

Chipmunk

T.14 N., R.13 E. MDM, Placer County, Ca. Section 15: W1/2NE1/4, NW1/4, N1/2SW1/4, SW1/4SW1/4, totaling 361.48 acres, APN 068-100-001

Red Star Point (A) Parcel One

T.14 N., R.13 E. MDM, Placer County, Ca. Section 21: W1/2. Excepting therefrom Lots 2 and 3. Acreage and APN listed under Red Star Point (A) Parcel Two.

Red Star Point (A) Parcel Two

T.14 N., R.13 E. MDM, Placer County, Ca. Section 21: NE1/4, NW1/4SE1/4, and Lots 2, 3, and 4, totaling 569.58 acres, APN 068-090-007

Red Star Point (B)

T.14 N., R.13 E. MDM, Placer County, Ca. Section 21: That portion of Survey No. 4979 lying in Section 21, described as follows: Commencing at the Southeast corner of said Section and running thence South 2° 02' West, 1267.8 feet; thence due West 1320.0 feet; thence North 2° 02' East, 1267.8 feet; thence North 7° 50' East, 1362.7 feet; thence due East 1320.0 feet; thence South 7° 50' West, 1362.7 feet to the point of beginning, known as Steeple Placer Mining Claim, see Red Star Point C below for acreages, APN 068-090-009 por.

Red Star Point (C)

T.14 N., R.13 E. MDM, Placer County, Ca. Section 21: That portion of Survey No. 4979 lying in Section 21, described as follows: That portion of Survey No. 4979 described as beginning at a point distant North 7° 50' East, 1362.7 feet from the Southeast corner of said Section 21 and running thence North 7° 50' East, 1362.7 feet; thence due West, 990.0 feet; thence South 7° 50' West, 1362.7 feet; thence due East, 990.0 feet to the point of beginning, known as Harlan Placer Mining Claim, acreages includes Red Star Point B+C total, 60.08 acres, APN 068-090-009 por.)

Duncan Canyon

T.14 N., R.13 E. MDM, Placer County, Ca. Section 29: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, NW1/4NW/14, NW1/4SE1/4, totaling 540.54 acres, APN 068-110-002)

Little Crater

T.14 N., R.13 E. MDM, Placer County, Ca. Section 31: All, totaling 645.66 acres, APN 068-110-006-510

French

T.15 N., R.13 E. MDM, Placer County, Ca. Section 35: Lots 6, 7, 8, 9, 10, 11, and 12; E1/2SW1/4, totaling 383.28 acres, APN 067-160-008

Total acres El Dorado County = 727.00
Total acres Placer County = 4374.16
Total acres MFAR parcels = 5101.16

Tahoe NF: Grouse Ridge - Milk Lake

T. 18 N., R. 12 E. MDM, Nevada County, Ca. Section 27, NE1/4, SE1/4, SW1/4, totaling 480 acres, APNs 13-370-08, 09, 10

Total acres in Nevada County = 480

Non-Fed. acreage to be conveyed, more or less, within Inyo National Forest: 1,391.52.

Non-Fed. acreage to be conveyed, more or less, within Eldorado National Forest: 727

Non-Fed. acreage to be conveyed, more of less, within the Tahoe National Forest: 4854.16

Total non-federal acreage to be conveyed: 6933.11 acres