

116TH CONGRESS  
1ST SESSION

# H. R. 255

To provide for an exchange of lands with San Bernardino County, California, to enhance management of lands within the San Bernardino National Forest, and for other purposes.

---

## IN THE HOUSE OF REPRESENTATIVES

JANUARY 4, 2019

Mr. COOK introduced the following bill; which was referred to the Committee on Natural Resources

---

## A BILL

To provide for an exchange of lands with San Bernardino County, California, to enhance management of lands within the San Bernardino National Forest, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Big Bear Land Ex-  
5 change Act”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

1           (1) COUNTY.—The term “County” means the  
2 County of San Bernardino, California.

3           (2) FEDERAL LAND.—The term “Federal land”  
4 means the approximately 73 acres of Federal land  
5 administered by the Forest Service generally de-  
6 picted as “Federal Land Proposed for Exchange” on  
7 the Map.

8           (3) NON-FEDERAL LAND.—The term “non-Fed-  
9 eral land” means the approximately 71 acres owned  
10 by the County generally depicted as “Non-Federal  
11 Land Proposed for Exchange” on the Map.

12           (4) SECRETARY.—The term “Secretary” means  
13 the Secretary of Agriculture.

14           (5) MAP.—The term “Map” means the map ti-  
15 tled “Big Bear Land Exchange” and dated August  
16 6, 2018.

17 **SEC. 3. EXCHANGE OF LAND; EQUALIZATION OF VALUE.**

18           (a) EXCHANGE AUTHORIZED.—Subject to valid exist-  
19 ing rights and the terms of this Act, no later than one  
20 year after the date that the portion of the Pacific Crest  
21 National Scenic Trail is relocated in accordance with sub-  
22 section (h), if the County offers to convey the non-Federal  
23 land to the United States, the Secretary shall—

1           (1) convey to the County all right, title, and in-  
2           terest of the United States in and to the Federal  
3           land; and

4           (2) accept from the County a conveyance of all  
5           right, title, and interest of the County in and to the  
6           non-Federal land.

7           (b) EQUAL VALUE AND CASH EQUALIZATION.—

8           (1) EQUAL VALUE EXCHANGE.—The land ex-  
9           change under this section shall be for equal value,  
10          or the values shall be equalized by a cash payment  
11          as provided for under this subsection or an adjust-  
12          ment in acreage. At the option of the County, any  
13          excess value of the non-Federal lands may be consid-  
14          ered a gift to the United States.

15          (2) CASH EQUALIZATION PAYMENT.—The  
16          County may equalize the values of the lands to be  
17          exchanged under this section by cash payment with-  
18          out regard to any statutory limit on the amount of  
19          such a cash equalization payment.

20          (3) DEPOSIT AND USE OF FUNDS RECEIVED  
21          FROM COUNTY.—Any cash equalization payment re-  
22          ceived by the Secretary under this subsection shall  
23          be deposited in the fund established under Public  
24          Law 90–171 (16 U.S.C. 484a; commonly known as  
25          the Sisk Act). The funds so deposited shall remain

1 available to the Secretary, until expended, for the  
2 acquisition of lands, waters, and interests in land for  
3 the San Bernardino National Forest.

4 (c) APPRAISAL.—The Secretary shall complete an ap-  
5 praisal of the land to be exchanged under subsection (a)  
6 in accordance with—

7 (1) the Uniform Appraisal Standards for Fed-  
8 eral Land Acquisitions; and

9 (2) the Uniform Standards of Professional Ap-  
10 praisal Practice.

11 (d) TITLE APPROVAL.—Title to the land to be ex-  
12 changed under this Act shall be in a format acceptable  
13 to the Secretary and the County.

14 (e) SURVEY OF NON-FEDERAL LANDS.—Before com-  
15 pleting the exchange under this Act, the Secretary shall  
16 inspect the non-Federal lands to ensure that the land  
17 meets Federal standards, including hazardous materials  
18 and land line surveys.

19 (f) COSTS OF CONVEYANCE.—As a condition of con-  
20 veyance, any costs related to the exchange under this sec-  
21 tion shall be paid by the County.

22 (g) MANAGEMENT OF ACQUIRED LANDS.—The Sec-  
23 retary shall manage the non-Federal land acquired under  
24 this section in accordance with the Act of March 1, 1911  
25 (16 U.S.C. 480 et seq.; commonly known as the Weeks

1 Act), and other laws and regulations pertaining to Na-  
2 tional Forest System lands.

3 (h) PACIFIC CREST NATIONAL SCENIC TRAIL RELO-  
4 CATION.—No later than three years after the date of en-  
5 actment of this Act, the Secretary, in accordance with ap-  
6 plicable laws, shall relocate the portion of the Pacific Crest  
7 National Scenic Trail located on the Federal land to—

8 (1) adjacent National Forest System land;

9 (2) land owned by the County, subject to Coun-  
10 ty approval;

11 (3) land within the Federal land, subject to  
12 County approval; or

13 (4) a combination of paragraphs (1), (2), and  
14 (3).

15 (i) MAP AND LEGAL DESCRIPTIONS.—As soon as  
16 practicable after the date of the enactment of this Act,  
17 the Secretary shall finalize a map and legal descriptions  
18 of all land to be conveyed under this Act. The Secretary  
19 may correct any minor errors in the map or in the legal  
20 descriptions. The map and legal descriptions shall be on  
21 file and available for public inspection in appropriate of-  
22 fices of the Forest Service.

○