

# Request for Expression of Interest Land Exchanges at Wilsonia, California Sequoia and Kings Canyon National Parks

## Introduction

The National Park Service (NPS) at Sequoia and Kings Canyon National Parks (Parks) announces a Request for Expression of Interest (RFEI) in the exchange of federally owned, improved residential properties at Wilsonia, Kings Canyon National Park, for privately owned, unimproved properties within the boundaries of Parks. This is an opportunity for parties to express interest in making such an exchange with the National Park Service.

## Purpose of RFEI

The purpose of this RFEI is to solicit responses from individuals who may be interested in exchanging their vacant property within Sequoia and Kings Canyon National Parks for one of eleven (11) properties improved with residential cabins located in the Wilsonia Historic District (District) within Kings Canyon National Park. The NPS objective is to help preserve the residential cabins within the District at Wilsonia by offering interested and qualified parties an opportunity to acquire them by exchange for undeveloped land in Wilsonia or other areas of Sequoia and Kings Canyon National Parks. All historic properties that are exchanged through this process are to be maintained in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (see <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>)

## History of Wilsonia

Established in 1918, Wilsonia is currently comprised of 200 privately owned tracts totaling 58 acres. Most tracts are small, individual cabin sites. Two tracts totaling 19 acres are owned by the Masonic Family Club and are used as a private resort for members of the organization. There are 205 separate structures of more than shed size, 166 of which are single-family dwellings for at least part of the year. A few of the homes are used as year-round residences. Most homes are on one-tenth acre lots. There is potential for about 150 new cabins to be built on the remaining undeveloped private land in Wilsonia.

Wilonia has been primarily a summer cabin area for several decades. Many of the present owners spent much of their "growing up" at Wilsonia. In this sense there are strong family "roots" in Wilsonia.

## Location

Wilonia is located within the Grant Grove section of Kings Canyon National Park, which is surrounded by the Giant Forest National Monument of Sequoia National Forest (Forest). The Forest is managed for some uses that are consumptive, such as grazing and timber, and for non-consumptive recreation uses. There are numerous tracts of private holdings on the Forest. West of Wilsonia, in the mountain areas around Pinehurst, Miramonte, Badger, and Hartland, there is a mix of seasonal and year-round residential cabins.

Wilonia can be reached by driving east from Fresno on State Route 180.

## Basic Land Exchange Information

The exchange proposal is initiated by a private landowner who owns vacant (unimproved) land within the boundaries of Sequoia and Kings Canyon National Parks.

Legal authority for exchanges at the Parks is contained in the Land & Water Conservation Fund Act (LWCF) (Public Law 88-578, et seq.) (54 U.S.C. 102901).

Specific LWCF requirements include:

- Title to the private land to be acquired by NPS must meet Dept. of Justice title standards.
- The value of the properties to be exchanged will be determined by an independent, market value appraisal, which conforms to Dept. of Justice appraisal standards for federal land acquisition, and is approved by the Dept. of the Interior. If the private and federal lands are not of equal value, the difference may be equalized by cash.
- The land (and improvements) to be exchanged must be free of environmental contaminants as determined by an independent Phase I Environmental Site Assessment Survey. If environmental concerns are identified in the Survey, they must be addressed prior to completion of the exchange.
- Public notification of the proposed exchange will be made by direct mailing to elected officials, local taxing authority, neighboring landowners and other interested parties; and by publication in local newspaper(s) of record, followed by 45-day public comment period.
- Cost of the required due diligence (title, appraisals, environmental surveys, etc.) will be shared equally by the private landowner and the NPS.
- A Preliminary Exchange Agreement (an example is attached) detailing the above steps, will be entered into between the landowner and the NPS if the parties agree to proceed with the proposed exchange.
- Estimated time to complete a land exchange is approximately 18 months.

## NPS Criteria for Evaluating Exchange Proposals

- All proposals received between November 15 and January 15, 2019, will be considered by NPS.
- If multiple proposals are received for the same federal property, the NPS will evaluate all of the proposals and select the private property with the highest resource values to park.
- If the resource values are deemed equal for the offered private properties, the private property will be selected on a first received, first selected basis.
- The Superintendent will notify in writing each respondent on the status of their proposal by February 15, 2019.
- The NPS may elect to move forward with the exchange, as proposed, or may seek additional information before making a determination on whether to proceed with the proposal.

Please complete and submit the attached form to the Superintendent, Sequoia and Kings Canyon National Parks, by mail (postmarked), fax, or email, by January 15, 2019:

Superintendent  
Attn: Wilsonia Land Exchange  
Sequoia and Kings Canyon National Parks  
47050 Generals Highway  
Three Rivers, CA 93271-9700

Fax: (559) 565-4202

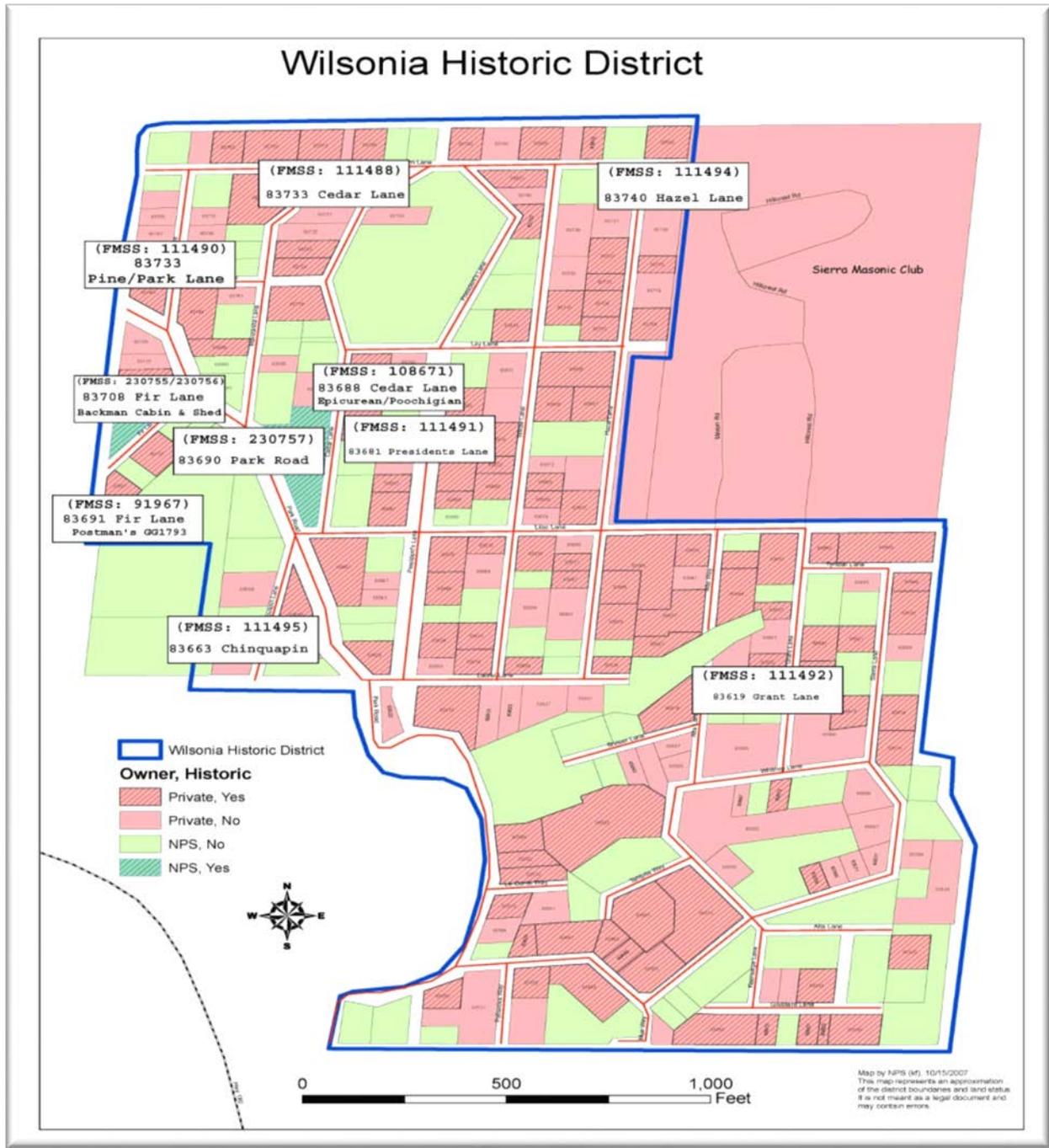
Email: [seki\\_superintendent@nps.gov](mailto:seki_superintendent@nps.gov)

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NPS-owned properties in Wilsonia, CA, include:

1. 83688 Cedar (Epicurean House/Poochigian Cabin) (NPS 108671)
2. 83733 Cedar Lane (NPS 111488)
3. 83663 Chinquapin Lane (NPS 111495)
4. 83692 Fir (Postmaster's House) (NPS 91967)
5. 83619 Grant Lane (111492)
6. 83740 Hazel (NPS 111494)
7. 83736 Park Road (NPS 111490)
8. 83681 President's Lane (NPS 111491)
9. 83708 Fir (Barkman Cabin) (NPS 230755)
10. 83708 Fir (Barkman Shed) (NPS 230756)
11. 83692 Fir (Next to Postmaster's House; NPS 91969)

# Wilsonia Properties



**1. Property: (108671) - 83688 Cedar (Epicurean House/Poochigian Cabin)**

Lot Size: less than 1 acre

Well: Shared

Structure Size: 889 sf two-story main residential building.

Out buildings: 16 sf pit toilet, 120 sf storage shed

2009 Condition Assessment Summary and Recommended

Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater;

thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building is structurally sound and requires some minor work to stabilize and maintain the exterior of the building to acceptable industry standards for component life-cycles. The work includes exterior painting of shed and main residential building, exterior mortar work on the chimney, and demolition of the pit toilet, abandonment of the septic system and cut/cap of water lines, and exterior debris/garbage removal.



Figure 1

**2. Property: (111488) - 83733 Cedar Lane**

Lot Size: less than 1 acre

Well: Shallow well without sanitary seal

Structure: 677 sf two-story structure. Two bedrooms, one bathroom, kitchen and storage room. Foundation is post and pier

Out Buildings: None

2009 Condition Assessment Summary and Recommended

Repairs: The building may not be able to be rehabilitated

to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building is structurally sound with the exception of several post pre-cast concrete foundations and requires some minor work to stabilize and maintain the exterior of the building to acceptable industry standards for component life-cycles. The work includes exterior painting and repair of 160 sf of siding rot, replace three missing snow shutters, abandonment of the septic system and proper demolition of the shallow well.



Figure 2

**3. Property: (111495) - 83663 Chinquapin Lane**

Lot Size: Less than 1 acre

Well: Shallow well without sanitary seal.

Structure: 806 sf one-story residential building.  
Two bedrooms, two bathrooms and kitchen.  
The foundation system is post and pier.

Out Buildings: 16 sf pit toilet



Figure 3

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building has significant superstructure deficiencies in the foundation and potentially in the structural roof members; to include the structural failed deck on the north-west corner of the building. The exterior of the building is deteriorated and the extent that new siding and trim is required vs. a rehab of the siding. Additional work includes mortar work on the chimney, and demolition of the pit toilet, abandonment of the septic system and cut/cap of water lines, and exterior debris/garbage removal.

**4. Property: (91967) - 83692 Fir (Postmaster's House)**

Lot Size: Less than 1 acre

Well: water source cannot be verified however there is a small wood building located on the north-eastern side of the building that has a pressure tank, typically used for well water systems.

Structure: 1,587 sf two-story residential structure. Three bedrooms, one bathroom, kitchen and living room. Foundation is post and pier system.

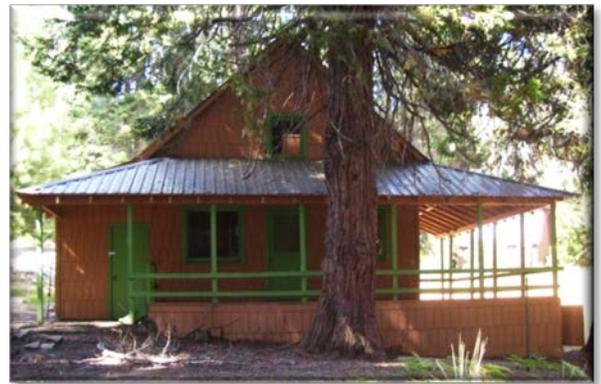


Figure 4

Out Buildings: 16 sf wood pressure tank building located on north-east side of lot

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building has significant superstructure deficiencies in the foundation and potentially the second floor joists. The exterior of the building is deteriorated and the extent that new siding and trim is required vs. a rehabilitation of the siding within the next 1-3 years. Additional work includes deck and stair rehabilitation, demolition of the pressure tank building, repair exterior wall that was damaged by vehicle, abandonment of the septic system/dry sump

and cut/cap of water lines, removal of the propane tank to include cut/cap line, and exterior debris/garbage removal.

**5. Property: (111492) - 83619 Grant Lane**

FiLot Size: Less than 1 acre

Well: The well is located in a small wood covered building and does not have a sanitary seal.

Structure: 720 sf single story residential building with two bedrooms, two bathrooms, a kitchen and a living room. The foundation is post and pier.



Figure 5

Out Buildings: 235 sf wood garage/storage building

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building has moderate superstructure deficiencies in the building and deck foundation. The exterior of the building is in relative good condition and requires some siding repairs and repaint with next 1-3 years. Additional work includes deck rehabilitation, demolition of garage/storage building, abandonment of the septic system and cut/cap of line, abandonment of the well and cut/cup lines, replace roof, demolition of power back to pole, and exterior/interior debris/garbage removal.

**6. Property: (111494) - 83740 Hazel**

Lot Size: Less than 1 acre

Well: shallow well without sanitary seal on south-west side of the building under the deck.

Structure: 1,077 two-story residential building with two bedrooms, one bathroom and a kitchen and living room. The foundation is post and pier.



Figure 6

Out Buildings: 9 sf pit toilet

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building is structurally failing in localized areas and the roof and siding are at the end or past their life-cycle. The multiple septic systems

and pit toilet require abandonment. There is a significant amount of garbage/debris around the lot, under the building and inside the building.

**7. Property: (111490) - 83736 Park Road**

Lot Size: less than 1 acre

Well: Shallow well without sanitary seal

Structure: 877 sf two-story residential building with three bedrooms, one bathroom a living room and kitchen. The foundation is post and pier with exterior concrete stem walls for the deck.

Out Buildings: 16 sf pit toilet



Figure 7

2009 Condition Assessment Summary and Recommended Repairs: The building can be rehabilitated to meet current code requirements for water and wastewater; and be brought up to minimum life-health-safety code for occupancy. The building is structurally sound and requires some minor work to stabilize and maintain the exterior of the building to acceptable industry standards for component life-cycles. The work includes exterior painting, exterior mortar work on the chimney, and demolition of the pit toilet, abandonment of the septic system and cut/cap of well and water lines, new flooring cover, minor electrical upgrades, demolition of deck and replace with new stair entry on north side of building, interior debris/garbage removal.

**8. Property: (111491) - 83681 President's Lane**

Lot Size: Less than 1 acre

Well: Shared well with neighbors lot to the west.

Structure: 1,385 sf residential building three bedrooms, two bathrooms, living room, kitchen and dining room. The foundation is post and pier.

Out Buildings: None

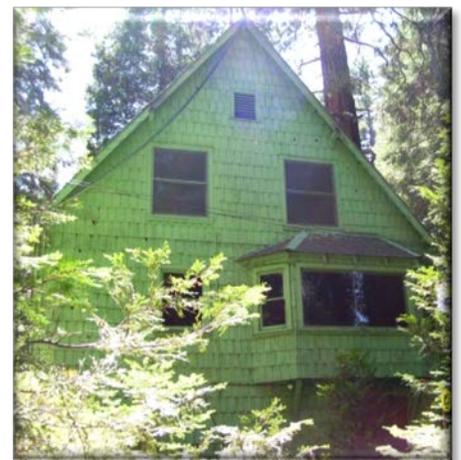


Figure 8

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building is structurally failing in localized areas and the roof and siding are at the end or past their life-cycle. The septic system requires abandonment. There is a fair amount of garbage/debris around the lot, under the building and inside the building.

**9. Property: (230755) – 83708 Fir (Barkman Cabin)**

Lot Size: Less than 1 acre

Well: The water source is one of two possible wells, either a well located in the Barkman shed or same shared well the Postman’s building (83692 Fir Lane) is served by. The shed well does not have a sanitary seal and is most likely shallow and surface water influenced.

Structure: 662 sf single story residential building with one bedroom, one bathroom and a kitchen and living room.



*Figure 9*

Out Buildings: None

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building has moderate superstructure deficiencies in the building foundation and flooring system. The exterior of the building is in relative good condition and requires some siding repairs and repaint with next 1-3 years. Additional work includes demolition of abandonment of the septic system and cut/cap of line, abandonment of the well-cut/cup lines, replace roof, demolition of power back to pole, and exterior/interior debris/garbage removal.

**10. Property: (230756) – 83708 Fir (Barkman Shed)**

Lot Size: Less than 1 acre

Well: A shallow well located in a small addition to the building and lacks a sanitary seal.

Structure: 287 sf single story storage building. The building consists of two large storage rooms. The foundation is post and pier.

Out Buildings: None



*Figure 10*

2009 Condition Assessment Summary and Recommended Repairs: The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building has moderate superstructure deficiencies in the building foundation and flooring system. The exterior of the building is in moderate condition and requires some siding repairs and repaint with next 1-3 years. Additional work includes new roof, abandonment of the well-cut/cup lines, and demolition for well and interior debris/garbage removal.

**11. Property: (91969) 83692 Fir (Next to Postmaster's House)**



*Figure 11*

Lot Size: Close to 1 acre in size

Well: It is highly probable that the well (unable to locate) is shallow and located in the drainage and under thick vegetation.

Structure: 1,018 sf residential building with small addition consisting of two bedrooms, one bathroom, a kitchen and a living room. The foundation is post and pier.

Out Buildings: None

2009 Condition Assessment Summary and Recommended Repairs:

The building may not be able to be rehabilitated to meet current code requirements for water and wastewater; thus the building may not be able to be brought up to minimum life-health-safety code for occupancy. The building is structurally failing in localized areas and the roof and siding are near the end of their life-cycle. The septic system requires abandonment. There is a significant amount of garbage/debris inside the building.

# Exchange Proposal Form

## Wilsonia, California

### Kings Canyon National Park

**Part 1:**

Proponent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Part 2:**

NPS Property(s) of interest to Proponent, selected from list above: \_\_\_\_\_

Private Property(s) that Proponent is offering in exchange for NPS Property(s). Please use NPS tract number (if known), assessor parcel number (APN), and/or legal description to identify the Private Property(s): \_\_\_\_\_

**Part 3:**

List the full names, including initials, of all owners. State the marital status for each owner and list the full name of any spouse.

Full Name	Marital Status or Spouse's Name if Married	Address and ZIP	Phone Number

Full Name	Marital Status or Spouse's Name if Married	Address and ZIP	Phone Number