

M Street Live!
Management of Land Boundaries
February 2, 2012

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I have another call.
I believe this is Doug in New Mexico.
Is that right?
Thanks, Deborah.

>> Caller: Yes, that is correct.

>> C. Cook: What's your question for us?

>> Caller: How is that \$10,000 threshold
determined?

>> C. Cook: That's a really good question.
Don Buhler, do you want to address that for us?
Well, maybe Karen can do that.
Karen and Lance, do you know how that
\$10,000 -- where was that?
Did it just come out of thin air?
Who determined that that was going to be the
cut-off?

>> K. Montgomery: Well, I mean, from California,
we're just implementing the IM as presented, so
we're letting the Field Office make those
determinations.
But I would say that the \$10,000 threshold would
limit the number of things that we wouldn't
review.
We're basically reviewing just about everything.
I think -- when I told you we have three new
codes, and since October we started using them, we
have had one code put into one case file that said
it didn't need further review.
So I would say it's the exception and not the
rule.

>> C. Cook: Thanks, Karen.
Thanks for your call, Doug.

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>> Caller: That wasn't exactly what I was wondering about.
Is it like based on the current land value or what?

>> C. Cook: Did you hear his follow-up question, Karen?
Is it the current land value?
Or how many years do you count to get the total value?

>> C. Cook: Again, I would refer back to the --

>> K. Montgomery: Again, I would refer back to the IM.
We're letting the Field Office make those determinations with the administrative officer the decision maker on these things.
I have not been directly involved with their calculation.
I can tell you that the majority of everything is coming through for review, though.
Maybe Don Buhler has a better take on it exactly and maybe we need to follow up with that that -- if we ever get a hold of Don again.

>> C. Cook: Don, did you want to chime in and talk --

>> D. Buhler: I will try -- every once in a while we get an announcement on the power outage.
So I have to put it on mute.
But I think the question was, how do you calculate it?
And we look at it as a -- from the beginning of the process of the transaction to the end, all the planning and everything that goes into it to the actual decommissioning of whatever that project is.
That's our interpretation of the cost estimates.

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>> C. Cook: Okay.

Thanks.

I hope that answered your question, but if it didn't, you could probably contact Lance or Karen or Don directly and get some further details on that.

Thanks for your call.

>> Caller: [inaudible] value or anything like that?

>> C. Cook: Could you repeat that?

>> Caller: Yes, I said it's -- what you're saying is it's determined by the money that we spend doing the grant or other land work, not the value of the land itself or the material to be -- or project to be installed or mineral value or something?

>> K. Montgomery: Well in the case of an IM acquisition [inaudible] it would be the value of the land.

I guess it depends on the type of transaction.

>> C. Cook: Hopefully we can get you some further clarification on that.

I have another phone caller, so I would like to thank you and move on.

We have Phil from Oregon.

Phil, what's your question for us today?

>> Caller: Yes, this is Phil Paterno from Oregon, and Robin Estes, Robin is a project manager and she has some major right-of-way projects that she's working on, and these projects extend through not only public -- BLM administered public lands but Forest Service lands, BIA, other private and was wondering, do you want the -- a submittal for review, an LDR review, on a major project from beginning to end, or only where it extends through

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BLM administered lands?

>> C. Cook: Have you handled a situation like that, Karen?

>> K. Montgomery: Yeah, we've had some major right-of-way projects that have crossed not only just California but into Nevada as well, and we reviewed the record for all of the federal land between start and end.

So we looked at not only the California records but we also looked at the Nevada records, but we only looked at those records on the public lands of which we had jurisdiction.

In your case where you're also talking about other agencies, I would coordinate with those other agencies and see if that would be valuable to them.

>> C. Cook: Thanks, Phil.
Thanks for the question.

>> Caller: Thank you.

>> C. Cook: Now we have Angela in Arizona.
Go ahead, Angela.
How are you doing?

>> Caller: Good, how are you?

>> C. Cook: I'm fine.
What's your question for us today?

>> Caller: I just had a question for Karen about, you guys have a checklist that you developed in California, so I just wondered if you could share that with us so -- it sounds like you've already developed it, what documents you need to submit and everything.

That would probably be helpful to share --

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>> K. Montgomery: Yeah, we actually provided this to the Washington Office and we would like to see it incorporated in any updates to the IM so that they could update the form itself to include this checklist.

But I'll be happy to share it with you, Angela.

>> Caller: Okay.
That would be very good.
Thank you.

>> C. Cook: Okay.

Thanks.

Thanks for your call.

I have another message here, an e-mail message, I believe.

I don't know who it's from -- it's from Sean Heinz, Monte Vista, Colorado.

Sean writes: you discussed the use of the LDR.

When is it appropriate to use a COS or a CIP?

So, Lance, do you want to talk to us about what those terms mean for those novices out there who aren't surveyors?

When is it appropriate to use a COS or CIP?

>> L. Bishop: Primarily what we've deny doing in California are the LDR's but when we need to determine the condition of the surveys in the field, meaning doing some on the groundwork, that's when we would give -- so it would take some field work.

We would supply a certificate of survey a those, and then along with that certificate of survey, then we can provide a boundary assurance statement certificate, once we've done all of the evaluation of the monumentation on the ground along with the records that we're reviewing also.

That would be a boundary assurance certificate.

>> K. Montgomery: And the CIP is certificate of inspection of possession, and it's a document we

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use on all of our land tenure transactions, and typically that has always been done by the Realty Specialists and can be and should be done by the Realty Specialists.

However, when you have a complicated boundary or questionable boundary situation you can ask for the assistance of our Cadastral Survey staff to assist in preparation of that CIP, and that's why it was included in the IM.

>> C. Cook: Okay.
Thanks.

Did that answer your question --

>> Caller: This is --

>> D. Buhler: This is Don.

The COS, which is a chain of survey, is basically a document to look at not only the BLM surveys but also any local surveys that might exist that are filed down at the at the courthouse and that helps in determining how valid the LDR, and many times they go hand in hand.

>> C. Cook: Thank you for that clarification for novices throughout who don't know what a COS is.