

TABLE 3

Action	Strategy	Locational Direction	Additional Direction
<p>Disposal (sale or exchange)</p>	<p>Pursuant to ORS 273.245 and 273.316, evaluate and pursue opportunities to dispose (sale or exchange) of any parcels within the CSF portfolio except those specifically identified for retention.</p>	<p>Priorities for lands to be disposed of or evaluated for disposal through sale or exchange during the planning period include:</p> <ul style="list-style-type: none"> • Unleased, isolated Rangelands (approximately 12,000 acres). • Scattered Forest lands (approximately 12,000 acres). 	<p>Disposal may be considered on a case-by-case basis as part of SAMP's or master plans to maximize investments; to respond to market-driven opportunities, especially for lands acquired for purposes of future disposal; for lands not meeting management expectations; for lands better managed by another entity; or to meet other public purposes (e.g., highway rights-of-way).</p> <p>Waterways (submerged and submersible lands) are not eligible for disposal except as allowed for "new lands" (filled lands as defined in ORS 274.095), historically filled lands, or contaminated sites.</p> <p>Proposed land sales or exchanges must be approved by the Land Board and carried out in accordance with the Board's administrative rules. The following criteria are among the factors to be considered when evaluating a land disposal proposal:</p> <ul style="list-style-type: none"> • Parcel has low income-generating potential and limited multiple land use(s); is not leased or leasable, has poor physical attributes and/or has external constraints to managing for highest and best use. • Parcel has low appreciation potential. • Parcel has no or limited access to utilities; • Parcel management costs are high in comparison to actual or potential returns and/or appreciation potential. • Significant environmental risks are present, such as hazardous waste or environmentally sensitive attributes. • Changes in zoning or other circumstances preclude development of the parcel for its highest and best use. • Parcel is an in-holding within another major landowner's ownership, or is a small, isolated tract. • Market conditions dictate that disposal is prudent in order to realize appreciation in value. • A high level of market demand exists for the type of property being considered. • The highest and best use of the parcel has changed to a use not compatible with the uses preferred by the Department or is inconsistent with the Plan. • Parcel has high holding costs, particularly those associated with liability or other risk (i.e., disposal becomes an "emergency"). <p>Prior to disposing of land, an evaluation will be conducted of the potential presence of mineral resources of value. If present, mineral rights may be retained by the Department following disposal of the surface lands.</p>