

MINUTE ITEM

This Calendar Item No. 29
was approved as Minute Item
No. 29 by the State Lands
Commission by a vote of 2
to 0 at its 2/25/82
meeting.

CALENDAR ITEM

29

2/25/82
SA 5638
Grimes

LAND EXCHANGE

APPLICANT: Dynasonics Corporation
a Minnesota Corporation

Chapter 908 of the Statutes of 1981 became effective January 1, 1982. This Chapter added Sections 7303.5 to the P.R.C., which provides authority to the State Lands Commission to make land exchanges with State agencies, political subdivisions, persons, partnerships, companies, corporations, United States or federal agencies. The effect of the statute was to provide additional authority to the Commission with regard to exchanges with private parties, companies and corporations when it finds the transaction to be desirable in consolidating, assembling and managing State school lands.

The State presently owns and holds as State school lands 480 acres in Kern County, described as the E $\frac{1}{2}$ and NE $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, T31S, R33E, MDM. The parcel is landlocked and lies approximately five miles north of the town of Tehachapi. With adequate access, the parcel would have long range recreational subdivision potential. ACI Campgrounds operates a facility in the immediate vicinity.

Dynasonics, a Minnesota Corporation doing business in California, has expressed interest in acquiring the property by means of exchange. The corporation has offered to deed to the State the S $\frac{1}{2}$ and the NE $\frac{1}{4}$ of Section 16, and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 20, T31S, R34E, MDM, Kern County, totalling 560 acres. The State already owns the NW $\frac{1}{4}$ of Section 16, T31S, R34E. Dynasonics will also convey deeded access to Section 16. These parcels are somewhat more remote than the State parcel, but offer certain advantages to the State. These are:

1. Joining the State's ownership in Section 16.
2. Providing deeded access to the State land.
3. Relocating State's ownership so that it is contiguous with Bureau of Land Management owned and administered property.

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4. Increasing potential for large scale exchange transactions with the Bureau of Land Management.

An indepth mineral evaluation has not been made. There is known mineralization in the area and the Monolith Portland Cement Company has extensive land holdings as well as a factory in the area. Neither the offered or selected lands have supported mining activities. Because the lands are geographically closely and similarly located and the State will receive an additional 80 acres of mineral rights as well as consolidating and gaining access to existing mineral rights, the staff recommends an exchange of mineral rights.

A staff appraisal indicates that the State is receiving greater value than it is giving up.

The State Lands Commission, as lead agency, has circulated Negative Declaration No. 303, pursuant to CEQA for which no adverse comment has been received.

The project is situated on lands originally identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and was classified in use category "B" which authorized Limited Use. The agencies nominating this parcel for significant environmental values have subsequently indicated that the information supporting the nomination is no longer valid.

AB 884: N/A.

EXHIBITS: A. Location Map.
B. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE EXCHANGE OF THE E $\frac{1}{2}$ AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{2}$ AND THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 36, T31S, R33E, MDM, FOR THE S $\frac{1}{2}$ AND THE NE $\frac{1}{4}$ OF SECTION 16, AND THE N $\frac{1}{2}$ OF THE SW $\frac{1}{2}$ OF SECTION 16, T31S, R34E, MDM, IS IN THE BEST INTERESTS OF THE STATE FOR PURPOSES OF CONSOLIDATING, ASSEMBLING AND MANAGING THE STATE SCHOOL LANDS.
2. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE COMMISSION AFTER CONSULTATION WITH RESPONSIBLE AND TRUSTEE AGENCIES.
3. CERTIFY THAT NEGATIVE DECLARATION NO. 303 HAS BEEN COMPLETED IN ACCORDANCE WITH CEQA, THE STATE EIR GUIDELINES AND THE COMMISSION'S ADMINISTRATIVE REGULATIONS, AND

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THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED HEREIN TOGETHER WITH COMMENTS RECEIVED DURING THE REVIEW PROCESS.

4. FIND THAT THE AGENCIES NOMINATING THE SUBJECT PARCEL AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES HAVE SUBSEQUENTLY INDICATED THAT THE INFORMATION SUPPORTING THE NOMINATION IS NO LONGER VALID; THE PARCEL IS HEREBY DELETED FROM THE SIGNIFICANT LANDS INVENTORY.
5. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
6. AUTHORIZE THE CONVEYANCE BY PATENT OF THE E $\frac{1}{2}$ AND THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, AND THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 36, T31S, R33E, MDM, INCLUDING MINERAL RIGHTS TO DYNASONICS CORPORATION.
7. AUTHORIZE ACCEPTANCE AND CONSENT TO RECORDATION OF DEEDS TO THE STATE INCLUDING MINERALS FOR THE S $\frac{1}{2}$ AND THE NE $\frac{1}{4}$ OF SECTION 16, T31S, R34E, MDM AND THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 20, T31S, R34E, MDM.

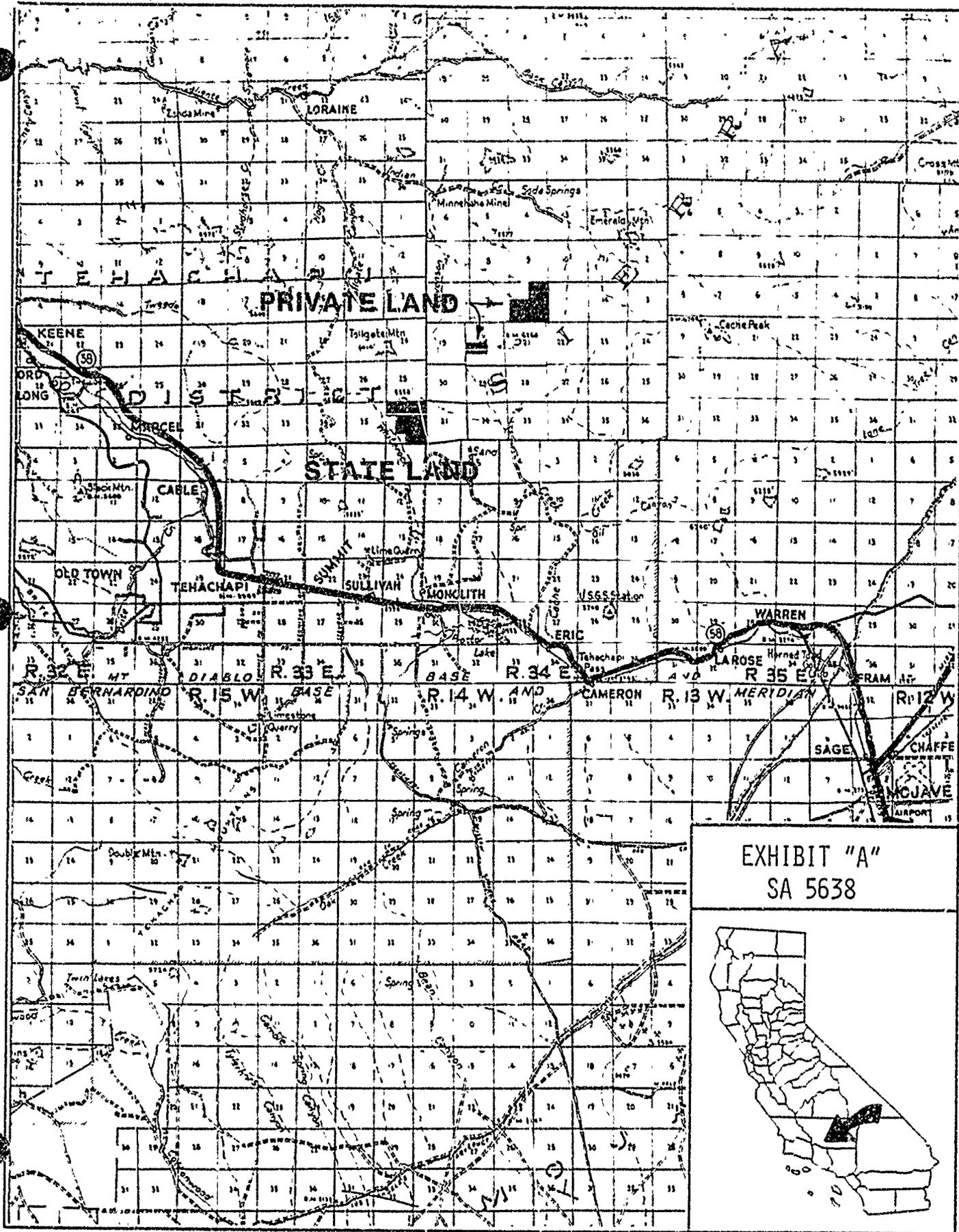


EXHIBIT "A"
SA 5638



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STATE LANDS COMMISSION

1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814 Draft FinalNEGATIVE DECLARATION/GENERAL PLAN

EIR ND 303

File Ref.: SA 5638

SCH#:

Project Title: Land Exchange

Project Location: Approximately 9 miles northeasterly of the Town of Tehachapi,
Kern County.Project Description: The State to convey approximately 480 acres to Dynasonics
Corporation in exchange for approximately 560 acres for
private and public land consolidation purposes.

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq of the Public Resources Code), the State EIR Guidelines (Section 15000 et seq, Title 14. of the California Administrative Code), and the State Lands Commission regulations (Section 2901 et seq, Title 2, of the California Administrative Code).

Based upon the attached Initial Studies, it has been found that:

 the project will not have a significant effect on the environment. the attached mitigation measures will avoid potentially significant effects.Contact Person: Ted T. Fukushima
1807-13th Street
Sacramento, CA 95814
(916) 322-7813

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Form 13.17 (9/81)

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: State Lands Commission
1807 13th St. Sacramento, CA 95814
2. Address of project: Northeast of Tehachani, Kern County
Assessor's Block and Lot number 224-020-52
3. Name, address, and telephone number of person to be contacted concerning this project Dan Cohen
State Lands Commission, 1807 13th St. Sacramento, CA 95814, 322-2305
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies. None
6. Existing zoning district: "A" - 20-acre minimum
Present use of site: idle - open space
7. Proposed use of site (Project for which this form is filed): none; purpose is land consolidation

PROJECT DESCRIPTION: Land exchange between State Lands Commission and the Dynasoniss Corp. No change in land use.

8. Site size. State acq: 560 acres; Dynasonics acq: 480 acres.
9. Square footage. N/A
10. Number of floors of construction. N/A
11. Amount of off-street parking provided. N/A
12. Attach plans. N/A
13. Proposed scheduling. N/A
14. Associated projects. None
15. Anticipated incremental development. None
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household and household size expected. N/A
17. If commercial, indicate the type, whether neighborhood or city oriented, square footage of sales area, and loading facilities. N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project N/A

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (attach additional sheets as necessary)

YES NO

- 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
- 22. Change in scenic views or vistas from existing residential areas or public lands or roads
- 23. Change in pattern, scale or character of general area of project.
- 24. Significant effect on plant or animal life.
- 25. Significant amounts of solid waste or litter.
- 26. Change in dust, ash, smoke, fumes or odors in vicinity.
- 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 28. Change in existing noise or vibration levels in the vicinity.
- 29. Site on filled land or on slope of 10 percent or more.
- 30. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 31. Change in demand for municipal services (police, fire, water, sewage, etc.)
- 32. Increased fossil fuel consumption (electricity, oil, natural gas, etc.)
- 33. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

34. Describe the *project site* as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach *photographs* of the site. Snapshots or polaroid photos will be accepted. Typical high desert/mountain terrain. No impact on cult/hist.,
35. Describe the *surrounding properties*, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach *photographs* of the vicinity. Snapshots or polaroid photos will be accepted. Surrounding parcels have same features and land use as subject parcels. See initial study

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 1-20-82

For State Lands Commission

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INITIAL STUDY CHECKLIST

Form 13 70 (7-80)

File Ref.: SA 5638

I. BACKGROUND INFORMATION

A. Applicant Dynasonics Corporation
Oak Park Tower
3200 - 21st Street
Bakersfield, California 93301

B. Checklist Date: 1 / 23 / 82

C. Contact Person: Dan Cohen, Environmental Specialist
Telephone: (916) 322-7805

D. Purpose: Land consolidation; State to benefit through better accessibility and more manageable units.

E. Location: 1) S 1/2 and NE 1/4, Section 16; N 1/2 of SW 1/4, Section 20; T 31 S, R 34 E, MDB&M, Kern County; 2) E 1/2, NE 1/4 of SW 1/4,

F. Description: (Kern County) N 1/2 of NW 1/4, SE 1/4 of NW 1/4, Section 36, T 31 S, R 33 E, MDB&M.

State Lands Commission proposes to exchange most of one section (#2 above) Exhibit B for two Dynasonics Corporation parcels (#1 above) Exhibit A.

G. Persons Contacted: Dr. Robert Schiffman, Archaeologist, Bakersfield College; Bob Ehlers, Environmental Services Supervisor, Region 4, Department of Fish and Game; Dale Mitchell, Associate Biologist, Region 4, Department of Fish and Game; Rick York, California Native Plant Society Botanist; William Preston, Archaeologist, Cal Poly, San Luis Obispo.

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

- 1. Unstable earth conditions or changes in geologic substructures?
2. Disruptions, displacements, compaction, or overcovering of the soil?
3. Change in topography or ground surface relief features?
4. The destruction, covering, or modification of any unique geologic or physical features?
5. Any increase in wind or water erosion of soils, either on or off the site?
6. Changes in deposition or erosion of beach sands or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

- | | Yes | Maybe | No |
|--|--------------------------|-------------------------------------|-------------------------------------|
| B. Air. Will the proposal result in: | | | |
| 1. Substantial air emissions or deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Water. Will the proposal result in: | | | |
| 1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Alterations to the course or flow of flood waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Change in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Alteration of the direction or rate of flow of ground waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Substantial reduction in the amount of water otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Significant changes in the temperature, flow or chemical content of surface thermal springs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Plant Life. Will the proposal result in: | | | |
| 1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Animal Life. Will the proposal result in: | | | |
| 1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, rare or endangered species of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Deterioration to existing fish or wildlife habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Noise. Will the proposal result in: | | | |
| 1. Increase in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Light and Glare. Will the proposal result in: | | | |
| 1. The production of new light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| H. Land Use. Will the proposal result in: | | | |
| 1. A substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I. Natural Resources. Will the proposal result in: | | | |
| 1. Increase in the rate of use of any natural resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Substantial depletion of any nonrenewable resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- J. Risk of Upset.** Does the proposal result in:
1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions? Yes Maybe No
2. Possible interference with emergency response plan or an emergency evacuation plan? Yes Maybe No
- K. Population.** Will the proposal result in:
1. The alteration, distribution, density, or growth rate of the human population of the area? Yes Maybe No
- L. Housing.** Will the proposal result in:
1. Affecting existing housing, or create a demand for additional housing? Yes Maybe No
- M. Transportation/Circulation.** Will the proposal result in:
1. Generation of substantial additional vehicular movement? Yes Maybe No
2. Affecting existing parking facilities, or create a demand for new parking? Yes Maybe No
3. Substantial impact upon existing transportation systems? Yes Maybe No
4. Alterations to present patterns of circulation or movement of people and/or goods? Yes Maybe No
5. Alterations to waterborne, rail, or air traffic? Yes Maybe No
6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? Yes Maybe No
- N. Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
1. Fire protection? Yes Maybe No
2. Police protection? Yes Maybe No
3. Schools? Yes Maybe No
4. Parks and other recreational facilities? Yes Maybe No
5. Maintenance of public facilities, including roads? Yes Maybe No
6. Other governmental services? Yes Maybe No
- O. Energy.** Will the proposal result in:
1. Use of substantial amounts of fuel or energy? Yes Maybe No
2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? Yes Maybe No
- P. Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
1. Power or natural gas? Yes Maybe No
2. Communication systems? Yes Maybe No
3. Water? Yes Maybe No
4. Sewer or septic tanks? Yes Maybe No
5. Storm water drainage? Yes Maybe No
6. Solid waste and disposal? Yes Maybe No
- Q. Human Health.** Will the proposal result in:
1. Creation of any health hazard or potential health hazard (excluding mental health)? Yes Maybe No
2. Exposure of people to potential health hazards? Yes Maybe No
- R. Aesthetics.** Will the proposal result in:
1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? Yes Maybe No
- S. Recreation.** Will the proposal result in:
1. An impact upon the quality or quantity of existing recreational opportunities? Yes Maybe No

T. Cultural Resources.

Yes Maybe No

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. - Mandatory Findings of Significance.

- 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short term, to the disadvantage of long term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

H.1. - There are no present plans for alteration of land use of the Dynasonic acquisition; long-range forecasts may include speculative sale of 10-acre tracts by Dynasonics for low-density recreational purposes and possible homesites.

K.1. - Housing or recreational use, if it occurs, will modify population of the area to a small degree.

L.1. - If 10-acre homesites are planned, this factor will be affected.

N.1, 2, 5 & 6 - Recreation and/or homes will create need for certain public services.

O.1 & 2 - Any construction associated with homes or recreational facilities will necessitate energy output.

P.1 - 6 - Recreation and/or homes will create need for utilities.

T. - A cultural resources records search and on-site survey was performed by a qualified archaeologist. The report on these studies indicated that no significant resources were found; this report was filed with the State Historic Preservation Office.

IV. DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: _____

For the State Lands Commission

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Form 14.3 (2/80)

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