

49
49
Item
0... 8/21/84
Meeting

CALENDAR ITEM

A 34
S 16,25

49

08/21/84
W 40243
Frey
Maricle
SA. 5666
SLI 125

LAND EXCHANGE WITH CITY OF LOS ANGELES

APPLICANT: Department of Water and Power
City of Los Angeles.

PROPOSED AUTHORIZATION: Approval of a land exchange involving parcels
in Inyo and Kern Counties.

PROPOSED PROJECT: Lake Minerals Corporation holds a lease from
the Commission for the mining of trona in the
bed of Owens Lake. Lake Minerals proposes to
significantly expand its operations and
requires a larger upland site adjacent to its
leasehold. That property is now owned by the
City of Los Angeles. Under the proposed project
the State would acquire this City land in
exchange for State owned lands in Kern and Inyo
Counties. The land would then be leased to Lake
Minerals Corporation.

The exchange involves the acquisition of
462 acres of city property on the west side of
Owens Lake. It consists of uplands and lake
land location property. In exchange for this,
the State will convey to the City 278 acres of
school land in Kern County and 161 acres of
land at Owens Lake. The Kern parcel is
traversed by the aqueduct. The City owns an
easement over it for water transportation. The
Owens Lake parcel is uplands property. It was
acquired by donation from PPG in 1983. The City
will retain water rights over land conveyed to
the State and will convey all mineral rights to
the State. The State will retain all mineral
rights on property conveyed to the City.

All statutory and constitutional easements will
be reserved to the State in the exchange.

(NON-SUBSTANTIVE REVISION 03/27/85) -1-

CALENDAR PAGE 309
MINUTE PAGE 1993

OTHER PERTINENT INFORMATION:

1. The land proposed to be conveyed to the City of Los Angeles, in Kern County, has been designated as possessing significant environmental values, Class "B". During the general plan process, the staff evaluated this parcel. Based upon its on-site inspection and consultation with other public agencies, staff believes that this particular parcel does not meet the criteria established to determine whether lands possess significant environmental values. Therefore, staff believes that this parcel does not possess significant environmental values and is not subject to the provisions of P.R.C. Section 6370.2.
2. P.R.C. Section 6373, provides that prior to the conveyance of significant lands to other parties, the intended recipient shall submit to the Commission and to the Legislature, a general plan as specified by the Commission, for the use of the lands to be transferred, together with the review and comments of other interested State agencies. The nominating and other agencies were contacted and they voiced no objections to the exchange.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.

Authority: 14 Cal. Adm. Code 15061 (b) (3).

STATUTORY REFERENCES:

P.R.C. 6216 and P.R.C. 7303.5.

AB/ 884:

N/A.

CALENDAR ITEM NO. 4.9 (CONT'D)

EXHIBITS:

- A. Site Map.
- B. Description of State property in Kern County.
- C. Description of State property in Inyo County.
- D. Description of City property at Owens Lake.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. (14 CAL. ADM. CODE 15061 (b) (3)).
2. FIND THAT UPON ON-SITE INSPECTION AND CONSULTATIONS WITH KERN COUNTY AND THE STATE DEPARTMENT OF FISH AND GAME, THE LANDS IN KERN COUNTY PROPOSED FOR EXCHANGE DO NOT POSSESS SIGNIFICANT ENVIRONMENTAL VALUES AND ARE NOT SUBJECT TO THE PROVISIONS OF P.R.C. SECTION 6370.2. THAT PURSUANT TO P.R.C. 6373 A GENERAL PLAN OF INTENDED USE HAS BEEN CIRCULATED; AND THAT THE COMMENTING AGENCIES HAVE NO OBJECTION TO THE EXCHANGE.
3. APPROVE THE EXCHANGE OF 439 ACRES OF STATE OWNED LAND FOR 462 ACRES OF LAND OWNED BY THE DEPARTMENT OF WATER AND POWER, CITY OF LOS ANGELES AS DESCRIBED IN EXHIBITS B., C AND D. TO THIS CALENDAR ITEM. STATUTORY AND CONSTITUTIONAL EASEMENTS TO BE RESERVED BY THE STATE. MINERALS IN BOTH PARCELS WILL BE EITHER RESERVED OR CONVEYED TO THE STATE. WATER RIGHTS IN BOTH PARCELS WILL BE EITHER RESERVED OR CONVEYED TO THE CITY OF LOS ANGELES.

EXHIBIT "B"
LAND DESCRIPTION

A parcel of land situated in Kern County, State of California,
more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6 and 7 of Section 16, Township 25
South, Range 38 East, MDM, according to the Official
Plat thereof, dated April 4, 1930.

END OF DESCRIPTION

PREPARED AUGUST 3, 1984, BY BOUNDARY INVESTIGATION UNIT, ROX
MINNICK, SUPERVISOR

CALENDAR PAGE	309.4
MINUTE PAGE	1997

EXHIBIT "C"

LAND DESCRIPTION

Those lands situated in Sections 1 and 12, Township 17 South, Range 36 East, MDM, in the County of Inyo, State of California, being a portion of Parcels No. 2, 4, and 6, as conveyed by PPS Industries, Inc., a corporation of the Commonwealth of Pennsylvania, to the State of California, by that certain Corporation Grant Deed, recorded October 11, 1983, as Document No. 834719 of the Official Records of Inyo County, more particularly described as follows:

Parcel No. 2

The North half of the fractional northwest quarter of Section 12, Township 17 South, Range 36 East, MDM, shown as having 52.40 acres, according to the Official Plat thereof, dated August 13, 1856, for which Patent No. 978380 from the United States of America to Walter A. Kuhnert was issued under date of April 29, 1926, and is recorded in the Office of Inyo County Recorder, in Volume 7, page 357, of Official Records.

Parcel No. 3

The East half of Lot 1, of the northwest quarter of fractional Section 1, Township 17 South, Range 36 East, MDM, shown as having 40 acres, according to the Official Plat thereof, dated August 13, 1856, for which Patent No. 978378 from the United States of America to Walter A. Kuhnert was issued under date of April 29, 1926, and is recorded in the Office of Inyo County Recorder, in Volume 7, Page 355, of Official Records.

ALSO, the southwest quarter of the northeast quarter of fractional Section 1, Township 17 South, Range 36 East, MDM, shown as having 40 acres, according to the Official Plat thereof, dated August 13, 1856, for which Patent No. 978379 from the United States of America to Walter A. Kuhnert was issued under date of April 29, 1926, and is recorded in the Office of Inyo County Recorder, in Volume 7, page 356 of Official Records.

Parcel No. 4

Lot 2 of the fractional southeast quarter of Section 1, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

ALSO, the fractional southeast quarter of the southwest quarter of Section 1, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

ALSO, the northeast quarter of the southwest quarter of fractional Section 1, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

ALSO, the West half of the southwest quarter of fractional Section 1, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

EXCEPTING THEREFROM any portion thereof which was below the ordinary high water line of Owens Lake as it existed on September 9, 1850.

SUBJECT TO any and all easements and rights-of-way, whether of record or not, granted to or held by the Southern Pacific Company.

Parcel No. 6

The South half of the fractional southwest quarter of Section 12, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

ALSO, the South half of the fractional northwest quarter of Section 12, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

ALSO, the North half of the fractional southwest quarter of Section 12, Township 17 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

The said Parcels 2, 3, 4 and 6 having been previously conveyed to Columbia-Southern Chemical Corporation by Pittsburgh Plate Glass Company, by Deed dated December 1, 1952, and recorded in Volume 100, Page 363, of Official Records of Inyo County.

CALENDAR PAGE	309.6
MINUTE PAGE	1999

EXCEPTING from the within conveyance of parcels No. 2, 3, 4 and 6, as hereinabove described, the following lands and interests in lands heretofore conveyed or granted and as excepted and reserved in the said Deed from Pittsburgh Plate Glass Company to Columbia-Southern Chemical Corporation:

All that certain parcel of land conveyed by Pittsburgh Plate Glass Company to the State of California, by Grant Deed, dated July 2, 1952, recorded in Volume 98, Page 117, Official Records of Inyo County, more particularly described as follows:

A parcel of land lying across the West half of the West half of Section 12, and the West half of the southwest quarter of Section 1, all in Township 17 South, Range 36 East MDM, in the County of Inyo, State of California, which said parcel of land is more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Section 12; thence North $0^{\circ}01'08''$ West, along the West line of said Section 12, a distance of 1577.68 feet; thence, leaving said West section line, North $4^{\circ}03'$ East, 1051.86 feet; thence along a curve to the right with a radius of 20080.00 feet through an angle of $1^{\circ}50''$, a distance of 642.51 feet; thence North $5^{\circ}53'$ East, 4662.52 feet to the North line of said West half of the southwest quarter of Section 1; thence East along said North line, a distance of 130.68 feet; thence, leaving said North line, South $5^{\circ}53'$ West, 4675.91 feet; thence along a curve to the left with a radius of 19950.00 feet, through an angle of $1^{\circ}50''$, a distance of 538.35 feet; thence South $4^{\circ}03'$ West, 1206.74 feet; thence South $0^{\circ}32'$ East, 194.02 feet; thence from a tangent which bears South $11^{\circ}19'26''$ West, along a curve to the left with a radius of 3329.20 feet, through an angle of $21^{\circ}09'20''$, a distance of 1229.25 feet to a point on the South line of said Section 12; thence West along

CALENDAR PAGE	309.7
MINUTE PAGE	2050

said South line of Section 12, a distance of 103.42 feet, to the POINT OF BEGINNING.

Consisting of 22.38 acres, more or less, including 14.49 acres lying within the existing highway and within railroad right of way.

ALSO EXCEPTING from the within conveyance of Parcels No. 2, 3, 4 and 6, as hereinabove described, the following lands and interests in lands heretofore conveyed or granted by the said Columbia-Southern Chemical Corporation:

All that certain parcel of land conveyed by Columbia-Southern Chemical Corporation to the State of California, by Grant Deed, dated October 2, 1956, recorded in Volume 123, Page 512, Official Records of Inyo County, more particularly described as follows:

BEGINNING at a point in the West line of said Section 12, distant North $0^{\circ}01'08''$ West, 1577.68 feet from the southwest corner thereof, an angle point in the westerly line of the existing State Highway Lands, described in the Deed, recorded July 16, 1952, in Book 98, Page 117, Official records of Inyo County, said point also being distant North $85^{\circ}57'$ West, 80.00 feet from Engineer's Station K7 206+ 91.59 of the base line of State Highway, Road IX-Iny-23-K; thence, from said POINT OF BEGINNING, along said westerly line described in said Deed, North $4^{\circ}03'$ East, 826.74 feet to the intersection thereof with the northwesterly line of the 1929 State Highway, per S.C.C. 2739; thence South $15^{\circ}00'05''$ West, 227.05 feet to the intersection of said northwesterly line of the 1929 State Highway, with said West Section line; thence along said West section line, South $0^{\circ}01'08''$ East, 605.37 feet, more or less, to the POINT OF BEGINNING.

CALENDAR PAGE	309.8
MINUTE PAGE	2001

Conveyance of all of the parcels hereinabove described, together with the appurtenances thereto, is made expressly subject to all legal highways and to any and all valid subsisting conveyances, conditions, covenants, restrictions, reservations, exceptions, rights of way, easements, servitudes and encumbrances affecting the same or any part thereof, whether or not specifically recited in this Deed.

TOGETHER WITH all accretions and relictions accruing to said Parcels No. 2, 3, 4 and 6 as described in said Confirmatory Deed from Columbia-Southern Chemical Corporation to Pittsburgh Plate Glass Company.

EXCEPTING FROM the above lands described in said Confirmatory deed from Columbia-Southern Chemical Corporation to Pittsburgh Plate Glass Company, recorded in Volume 176 O.R. 149, those portions of Parcels No. 2, 4 and 6 described as follows:

Parcel 3 as shown on Parcel Map No. 70, filed in Parcel Map Book 1, Page 46, in the Office of the County Recorder of Inyo County.

ALSO EXCEPTING FROM the above lands described in said Confirmatory Deed, those portions of Parcels No. 3 and 4, described as follows:

BEGINNING at the northeast corner of Parcel No. 1 as shown on said Parcel Map No. 70, said point of beginning also being the northeast corner of Parcel No. 3 as described in said Confirmatory Deed; thence S 00° 58' 46" W 1649.76 feet along the easterly line of Parcel No. 1 to a 1" iron pipe and tag set on the U. S. Meander line of Owens Lake as shown on said Parcel Map No. 70; thence along said meander line and southeasterly line of said Parcel No. 1, the following two courses:

1. S 61°34'47" W 586.36 feet;
2. S 38°48'28" W 548.75 feet, to a 1" iron pipe and tag set on the southerly line of said Parcel No. 1; thence along said southerly line S 89°55'27" W 1183.35 feet to a point herein designated Point "A"; thence N 00°21'02" E 2346.48 feet, to a point on the northerly line of said Parcel No. 1; thence along said

northerly line N 89°41'03" E 2056.82 feet to the point of beginning.

ALSO RESERVING an easement for ingress and egress over a strip of land 100 feet in width, lying northerly of the following described line:

BEGINNING at a point herein before designated Point "A"; thence along the southerly line of Parcel No. 1 as shown on said Parcel Map No. 70, S 89°55'17" W 1338.09 feet to a 1" iron pipe and tag set on the easterly right-of-way line of U. S. Highway No. 395 as shown on said Parcel Map No. 70; and at the end of the herein described line, the northerly line of said 100 foot strip to be lengthened or shortened to begin at the westerly line of herein above described exception and terminate at said easterly right-of-way line.

END OF DESCRIPTION

PREPARED BY OTHERS AND REVISED BY BOUNDARY INVESTIGATION UNIT, ROY MINNICK, SUPERVISOR.

CALENDAR PAGE	309	.10
MINUTE PAGE	2003	

EXHIBIT "E"

LAND DESCRIPTION

Three parcels of land situated in Inyo County, State of California, more particularly described as follows:

Parcel No. 1

Lots 1 and 2 of the fractional northeast quarter, the northwest quarter of the fractional southeast quarter, and the East half of the North half of Lot 1 of the southwest quarter of fractional Section 6, Township 18 South, Range 37 East, MDM, according to the Official Plat thereof, dated August 13, 1856.

Parcel No. 2

All those lakelands lying in Sections 6 and 7, Township 18 South, Range 37 East, MDM, being the same lands more particularly described in the field notes of survey for lakeland Location 2175, on file in the Office of the California State Lands Commission, and being the same lands granted to Irving Fischer by the State of California, by Patent No. 355, dated November 9, 1907.

ALSO, all those lakelands lying in Sections 5 and 6, Township 18 South, Range 37 East, MDM, being a portion of the same lands more particularly described in the field notes of survey for Lakeland Location 2168, on file in the Office of the California State Lands Commission, and being the same lands granted to Irving Fischer by the State of California, by Patent No. 353, dated July 20, 1907.

ALSO, all those lakelands lying in Sections 5 and 6, Township 18 South, Range 37 East, MDM, being a portion of the same lands more particularly described in the field notes of survey for Lakeland Location 2159, on file in the Office of the California State Lands Commission, and being the same lands granted to Irving Fischer by the State of California, by Patent No. 371, dated November 4, 1910.

Parcel No. 3

An easement for ingress and egress over a strip of land 100 feet in width lying northerly of the

CALENDAR PAGE	309.11
MINUTE PAGE	2004

following described line:

BEGINNING at the northeast corner of Lot No. 1 of the southwest quarter of fractional Section 6, Township 18 South, Range 37 East, MDM, according to the Official Plat thereof, dated August 13, 1856; thence westerly along the northerly lines of said Lot No. 1 and of Lot No. 2 of said southwest quarter to the southeast corner of Lot No. 1 of the northeast quarter of Section 1, Township 18 South, Range 36 East, MDM, according to the Official Plat thereof, dated August 13, 1856; thence westerly along the southerly line of said Lot No. 1 to the easterly right-of-way line of U. S. Highway No. 395 and the end of the herein described line, the northerly line of said 100 foot strip to be lengthened or shortened to terminate at said easterly right-of-way line.

END OF DESCRIPTION

PREPARED AUGUST 3, 1984 BY BOUNDARY INVESTIGATION UNIT, ROY
MINNICK, SUPERVISOR.

CALENDAR PAGE	309.12
MINUTE PAGE	2005