

MINUTE ITEM

This Calendar Item No. C66 was approved as
Minute Item No. C66 by the California State Lands
Commission by a vote of 3 to 0 at its
11/07/97 meeting.

**CALENDAR ITEM
C66**

A 60
S 29

11/07/97
W 40770
A. Willard
G. Pelka
E. Kruger

**CONSIDER MODIFICATION OF SURFACE ENTRY RIGHTS
AFFECTING LAND ACQUIRED BY THE
CITY OF POMONA FOR REDEVELOPMENT PURPOSES,
LOS ANGELES COUNTY**

APPLICANT:

City of Pomona
Economic Redevelopment Department
Attn: Darrell George, Director
505 Garey Street, Box 660
Pomona, CA 91769

BACKGROUND:

On August 21, 1996, the California State Lands Commission (CSLC) approved Calendar Item No. C92 that authorized staff to exchange State School Land for federal surplus land, pursuant to the provisions of the California Desert Protection Act (PL103-433), and to sell and subsequently issue a patent for the acquired federal surplus land to the city of Pomona. The subject modification will cover approximately 116.50 acres, more or less (APNs: 3707-019-900, 8707-018-901, 8348-021-900 and 8348-021-901) all located in portions of T1S, R9W, SBM, and situated between Pomona Boulevard to the north, and Mission Boulevard to the south at the intersection of the 71 Freeway (Corona Expressway) and just east of Elephant Hill. The site will be utilized for economic redevelopment.

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code section 6401(b).
- B. Public Resources Code section 6403.
- C. Public Resources Code section 6404.

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OTHER PERTINENT INFORMATION:

1. On October 28, 1997, Commission staff prepared a mineral resource potential assessment of the subject parcels. Staff concludes that there are no known deposits of commercially valuable minerals in and above a plane located 500 feet below the surface of the parcels. Commission staff recommends that the sale of the property be made with the reservation of mineral rights; and modifications of the accompanying rights of surface entry in and above a plane located 500 feet below the surface of the property.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

EXHIBITS:

- A. Land Description
- B. Mineral Resource Potential Assessment of Pomona Exchange Parcel and Location Map.

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

CALENDAR ITEM NO. **C66** (CONT'D)

AUTHORIZATION:

1. FIND THAT THERE ARE NO KNOWN DEPOSITS OF COMMERCIALY VALUABLE MINERALS IN AND ABOVE A PLANE LOCATED 500 FEET BELOW THE SURFACE OF THE PARCELS PROPOSED FOR SALE BY THE STATE TO THE CITY OF POMONA; AND THAT THE SALE MAY BE MADE WITH THE RESERVATION OF MINERAL RIGHTS; AND MODIFICATION OF THE ACCOMPANYING RIGHTS OF SURFACE ENTRY IN AND ABOVE A PLANE LOCATED 500 FEET BELOW THE SURFACE OF THE PARCELS.

2. AUTHORIZE THE EXECUTIVE OFFICER TO EXECUTE A QUITCLAIM DEED, RELINQUISHING ANY AND ALL RIGHT TO SURFACE ENTRY THAT THE STATE MAY HAVE TO ENTER UPON THE LANDS DESCRIBED IN EXHIBIT A, IN AND ABOVE A PLANE 500 FEET BELOW THE SURFACE OF SAID LANDS.

Pomona Facility

SITE PLAN

PARCEL (Ac.)	DISPOSAL METHOD
1 (43.48)	Negotiated Sale
1A (29.3)	Negotiated Sale
2 (11.1)	Pub. Ben. Conv. (
3 (13.2)	Negotiated Sale
3A (12.4)	Negotiated Sale
4 (1.5)	Pub. Ben. Conv. (
5 (9.9)	Pub. Ben. Conv. (
6 (1.6)	Pub. Ben. Conv. (
7 (15)	Pub. Ben. Conv. (
8 (0.8)	Neg. Sale (R R E)

Note: Acreage is appri

DISPOSAL PARCELS

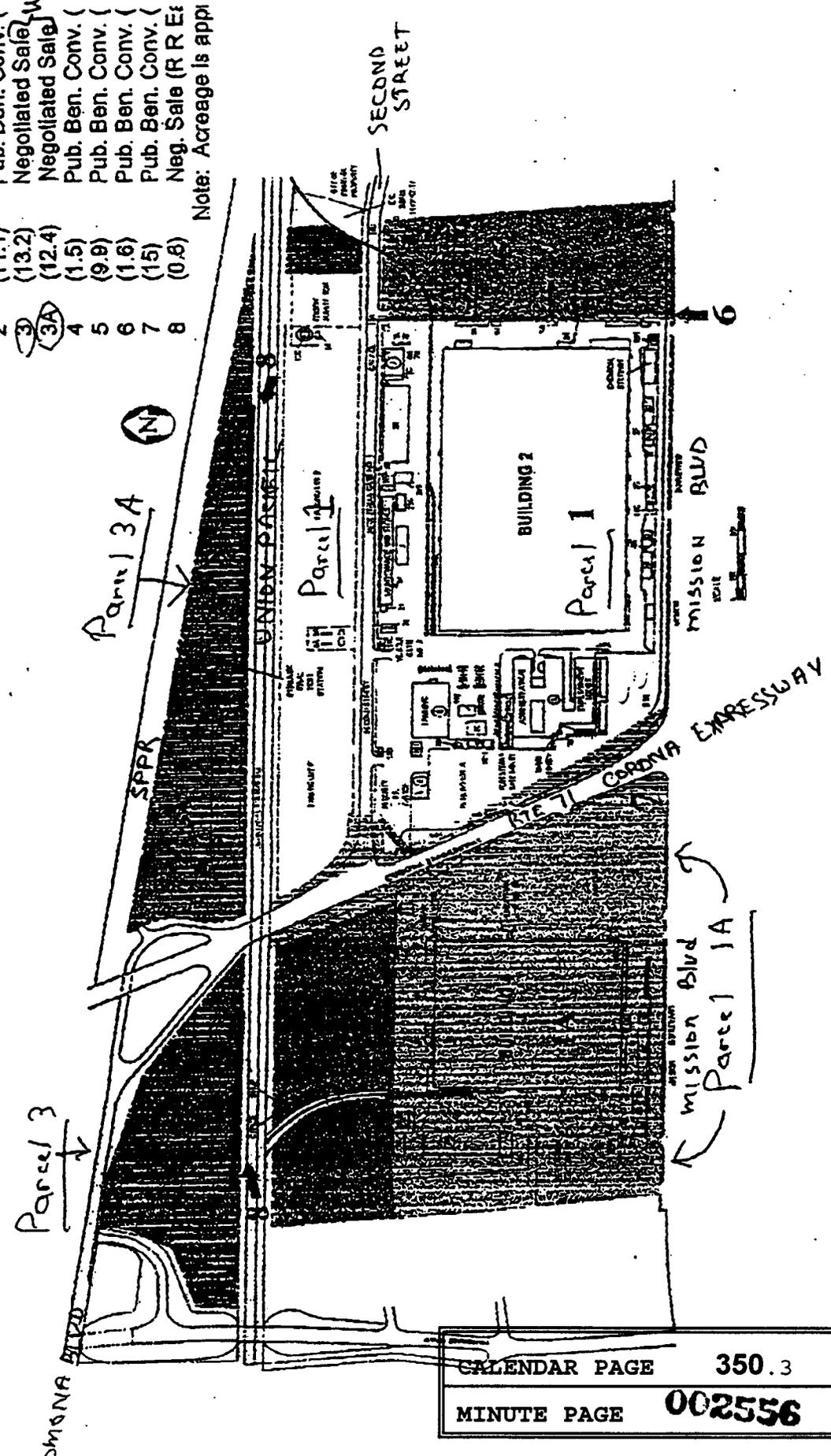


EXHIBIT B



EXHIBIT B

PARCEL 1

THAT PORTION OF LOT 2 OF TRACT NO. 4581, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 465.00 FEET, ALONG THE NORTH LINE OF SAID LOT 2, TO THE WEST LINE OF THE LAND CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED IN BOOK 10183 PAGE 223 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 30 MINUTES 27 SECONDS EAST 241.76 FEET, MORE OR LESS, ALONG SAID WEST LINE, TO THE NORTH LINE OF SECOND STREET, 70 FEET WIDE, AS DESCRIBED BY DEED RECORDED IN BOOK 4623 PAGE 342 OF OFFICIAL RECORDS; THENCE SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 2131.71 FEET, MORE OR LESS, ALONG SAID NORTH LINE, TO THE EASTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE NORTH 08 DEGREES 55 MINUTES 21 SECONDS WEST 20.00 FEET, ALONG SAID EASTERLY LINE TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIAL BEARING OF SOUTH 08 DEGREES 55 MINUTES 21 SECONDS EAST AND HAVING A RADIUS OF 450.00; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 56 MINUTES 19 SECONDS AN ARC DISTANCE OF 470.76 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 81 DEGREES 29 MINUTES 33 SECONDS EAST 2522.95 FEET, ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 14 DEGREES 06 MINUTES 26 SECONDS EAST 1247.14 FEET, MORE OR LESS, TO THE NORTH LINE OF MISSION BOULEVARD AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 305 OF OFFICIAL RECORDS, SAID NORTH LINE ALSO BEING 80 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MISSION BOULEVARD; THENCE SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST 656.84 FEET, ALONG SAID NORTH LINE OF MISSION BOULEVARD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST 1430.12 FEET, MORE OR LESS, TO A POINT AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 311 OF OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 18 MINUTES 48 SECONDS AN ARC DISTANCE OF 90.00 FEET, TO A NON TANGENT LINE HAVING A RADIAL BEARING OF NORTH 01 DEGREES 46 MINUTES 03 SECONDS EAST; THENCE NORTH 46 DEGREES 20 MINUTES 23 SECONDS WEST 1134.08 FEET, MORE OR LESS, ALONG SAID NON

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TANGENT LINE TO A POINT ON A LINE AS DESCRIBED BY DEED RECORDED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE NORTH 78 DEGREES 49 MINUTES 47 SECONDS EAST 154.48 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE ABOVE DESCRIBED DEED; THENCE NORTH 08 DEGREES 55 MINUTES 21 SECONDS WEST 20.00 FEET, ALONG SAID EASTERLY LINE, TO THE SOUTH LINE OF SECOND STREET AS DESCRIBED BY DEED RECORDED JULY 17, 1926 IN BOOK 4623 PAGE 342 OF OFFICIAL RECORDS; THENCE NORTH 81 DEGREES 29 MINUTES 33 SECONDS EAST 2062.45 FEET, ALONG SAID SOUTH LINE OF SECOND STREET; THENCE SOUTH 53 DEGREES 31 MINUTES 36 SECONDS EAST 26.88 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 45 SECONDS EAST 889.94 FEET; THENCE SOUTH 36 DEGREES 27 MINUTES 15 SECONDS WEST 29.70 FEET, MORE OF LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF MISSION BOULEVARD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 14 DEGREES 06 MINUTES 26 SECONDS EAST 1247.11 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE NORTH LINE OF MISSION BOULEVARD AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 305 OF OFFICIAL RECORDS, SAID NORTH LINE BEING 80 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MISSION BOULEVARD SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST 2086.96 FEET, MORE OR LESS, TO A POINT AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 311 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 45 SECONDS EAST 30.00 FEET TO THE NORTH LINE OF THE 100 FOOT WIDE STATE HIGHWAY RIGHT OF WAY DESCRIBED IN DEED RECORDED IN BOOK 11545 PAGE 290 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE NORTH 81 DEGREES 27 MINUTES 15 SECONDS EAST 2089.89 FEET, MORE OF LESS, TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 14 DEGREES 06 MINUTES 26 SECONDS WEST 30.17 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL THAT IS FOR THE FUTURE WIDENING OF THE CORONA EXPRESSWAY.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 14 DEGREES 06 MINUTES 26 SECONDS EAST 1247.11 FEET, MORE OR LESS, TO THE NORTH LINE OF MISSION BOULEVARD AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 305 OF OFFICIAL RECORDS, SAID NORTH LINE BEING 80 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MISSION BOULEVARD; THENCE SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST 2086.96 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF MISSION BOULEVARD TO A POINT AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 311, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 18 MINUTES 48 SECONDS AN ARC DISTANCE OF 90.00 FEET, TO THE INTERSECTION WITH A NON TANGENT LINE, A RADIAL BEARING TO SAID NON TANGENT LINE BEARS NORTH 01 DEGREES 46 MINUTES 03 SECONDS EAST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 20 MINUTES 23 SECONDS WEST 1134.08 FEET, MORE OR LESS, ALONG SAID NON TANGENT LINE TO A POINT ON A LINE AS DESCRIBED BY DEED

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PARCEL 1 (continued)

H.H.U.

RECORDED IN BOOK 39907 PAGE 311 OF OFFICIAL RECORDS; THENCE SOUTH 78 DEGREES 49 MINUTES 47 SECONDS WEST 40.00 FEET, MORE OF LESS, TO THE EASTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN DEED RECORDED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 36 DEGREES 49 MINUTES 48 SECONDS EAST 373.60 FEET, TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,736.08 FEET, HAVING A RADIAL BEARING OF NORTH 51 DEGREES 21 MINUTES 45 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 20 SECONDS AN ARC DISTANCE OF 449.20 FEET, TO A POINT OF A COMPOUND CURVE; A RADIAL TO SAID POINT BEARS SOUTH 44 DEGREES 28 MINUTES 25 SECONDS WEST; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 42 DEGREES 42 MINUTES 22 SECONDS AND HAVING A RADIUS OF 500.00 FEET AN ARC DISTANCE OF 372.68 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL ALSO KNOWN AS SECOND STREET AS RECORDED IN BOOK 4623 PAGE 342 OF OFFICIAL RECORDS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 14 DEGREES 06 MINUTES 26 SECONDS EAST 242.81 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 6 OF THE KESSLER, STANCHFIELD & CO'S SUBDIVISION OF THE NORTH 5 ACRES OF BLOCK 228, POMONA TRACT, RECORDED IN BOOK 24 PAGE 4 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SECOND STREET 70 FEET WIDE, AS DESCRIBED BY DEED RECORDED IN BOOK 4623 PAGE 342 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 2620.41 FEET, MORE OF LESS, ALONG SAID NORTH LINE, TO THE EASTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE SOUTH 08 DEGREES 55 MINUTES 21 SECONDS EAST 70.00 FEET, TO THE SOUTH LINE OF SAID SECOND STREET; THENCE NORTH 81 DEGREES 29 MINUTES 33 SECONDS EAST 2,626.78 FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 14 DEGREES 06 MINUTES 26 SECONDS WEST 70.33 FEET MORE OR LESS, ALONG SAID EAST LINE TO THE NORTH LINE OF SECOND STREET AND THE TRUE POINT OF BEGINNING.

PARCEL 1A

THAT PORTION OF LOT 2 OF TRACT NO. 4581, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 81 DEGREES 29 MINUTES 33 SECONDS EAST 585.08 FEET, ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 14 DEGREES 39 MINUTES 20 SECONDS EAST, PARALLEL WITH THE EAST LINE OF LOT 3 IN SAID TRACT NO. 4581, 393.26 FEET, TO A POINT THAT IS 381.00 FEET MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID LOT 2, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14 DEGREES 39 MINUTES 20 SECONDS EAST 858.12 FEET TO A POINT DESIGNATED AS POINT "A", ALSO

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PARCEL 1A (CONTINUED)

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BEING THE NORTH LINE OF MISSION BOULEVARD AS DESCRIBED BY DEED RECORDED SEPTEMBER 23, 1952 IN BOOK 39907 PAGE 305 OF OFFICIAL RECORDS, SAID NORTH LINE ALSO BEING 80 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MISSION BOULEVARD; THENCE NORTH 81 DEGREES 27 MINUTES 15 SECONDS EAST 1618.93 FEET ALONG SAID NORTH LINE OF MISSION BOULEVARD; THENCE NORTH 37 DEGREES 16 MINUTES 00 SECONDS WEST 510.00 FEET; THENCE NORTH 28 DEGREES 20 MINUTES 01 SECONDS WEST 430.53 FEET, MORE OR LESS, TO A POINT THAT IS 381.00 FEET MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID LOT 2; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 2, SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 1319.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF MISSION BOULEVARD DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" DESCRIBED ABOVE; THENCE NORTH 81 DEGREES 27 SECONDS 15 MINUTES EAST 1644.29 FEET ALONG SAID NORTH LINE OF MISSION BOULEVARD; THENCE SOUTH 08 DEGREES 32 MINUTES 45 SECONDS EAST 30.00 FEET, SAID POINT ALSO BEING 50 FEET NORTH, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MISSION BOULEVARD; THENCE SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF MISSION BOULEVARD AND DISTANT 30.00 FEET SOUTHERLY 1641.08 FEET MORE OR LESS; THENCE NORTH 14 DEGREES 39 MINUTES 20 SECONDS WEST 30.17 FEET TO POINT "A".

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL THAT IS FOR THE FUTURE WIDENING OF THE CORONA EXPRESSWAY:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 81 DEGREES 29 MINUTES 33 SECONDS EAST 1805.66 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT 2, TO THE WESTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN BOOK 39907 PAGE 311 OF OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE SOUTH 36 DEGREES 44 MINUTES 48 SECONDS EAST 450.67 FEET; THENCE SOUTH 44 DEGREES 09 MINUTES 48 SECONDS EAST 369.57 FEET; THENCE SOUTH 38 DEGREES 38 MINUTES 15 SECONDS EAST 138.73 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES 00 SECONDS EAST 393.60 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 45 SECONDS EAST 53.38 FEET; THENCE SOUTH 69 DEGREES 36 MINUTES 25 SECONDS WEST 132.83 FEET; TO THE NORTHERLY LINE OF MISSION BOULEVARD AS RECORDED IN BOOK 39907 PAGE 305 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 81 DEGREES 27 MINUTES 15 SECONDS WEST 25.36 FEET ALONG SAID NORTHERLY LINE OF MISSION BOULEVARD; THENCE NORTH 37 DEGREES 16 MINUTES 00 SECONDS WEST 510.00 FEET; THENCE NORTH 28 DEGREES 20 MINUTES 01 SECONDS WEST 846.17 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 2 OF SAID TRACT AND THE TRUE POINT OF BEGINNING.

PARCEL 3

THAT PORTION OF LOT 1 OF TRACT NO. 4581, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 14 MINUTES 23 SECONDS EAST 810.16 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 1, TO THE WESTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE SOUTH 01 DEGREES 45 MINUTES 37 SECONDS EAST 70.00 FEET, ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS EAST 462.00 FEET; THENCE SOUTH 70 DEGREES 38 MINUTES 27 SECONDS EAST 159.90 FEET; THENCE SOUTH 67 DEGREES 20 MINUTES 00 SECONDS EAST 459.08 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 1542.76 FEET, TO THE EAST LINE OF THE LAND DESCRIBED AS PARCEL 1 IN BOOK D4245 PAGE 650 OF OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID EASTERLY LINE NORTH 07 DEGREES 41 MINUTES 06 SECONDS WEST 87.23 FEET; THENCE NORTH 66 DEGREES 40 MINUTES 54 SECONDS EAST 110.97 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 34 MINUTES 39 SECONDS AN ARC DISTANCE OF 230.84 FEET; THENCE ON A TANGENT LINE NORTH 08 DEGREES 53 MINUTES 45 SECONDS WEST 144.70 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97 DEGREES 08 MINUTES 08 SECONDS AN ARC DISTANCE OF 33.91 FEET; THENCE ON A RADIAL LINE NORTH 01 DEGREES 45 MINUTES 37 SECONDS WEST 5.00 FEET, TO A POINT IN THE SOUTH LINE OF POMONA BOULEVARD (FORMERLY KNOWN AS SECOND STREET) AS RECORDED IN BOOK 4623 PAGE 343 OF OFFICIAL RECORDS; THENCE NORTH 88 DEGREES 14 MINUTES 23 SECONDS EAST 300.73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3A

THAT PORTION OF LOT 1 OF TRACT NO. 4581, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1, THENCE SOUTH 81 DEGREES 29 MINUTES 33 SECONDS WEST 3006.46 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE EASTERLY LINE OF THE CORONA EXPRESSWAY (FORMERLY KNOWN AS ROAD VII-LA 77-B) AS DESCRIBED IN BOOK 18009 PAGE 339 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 38 DEGREES 38 MINUTES 27 SECONDS WEST 34.95 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 133.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 05 MINUTES 27 SECONDS AN ARC DISTANCE OF 111.63 FEET, TO THE BEGINNING OF A REVERSE CURVE A RADIAL THROUGH SAID POINT BEARS NORTH 80 DEGREES 33 MINUTES 00 SECONDS WEST, CONCAVE WESTERLY AND HAVING A RADIUS OF 227.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 50 MINUTES 45 SECONDS AN ARC DISTANCE OF 245.03 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE, NORTH 88 DEGREES 14 MINUTES 23 SECONDS EAST 3109.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS ALSO KNOWN AS PARCEL 2 OF RECORD OF SURVEY R. S. 68-36.

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MEMORANDUM

TO: Al Willard
Assistant Chief, MRMD

October 28, 1997

FROM: Greg Pelka

File: W40770
W 24480

SUBJECT: Mineral Potential Assessment of Pomona Exchange Parcel

STATEMENT OF THE TASK:

As part of the implementation of the California Desert Protection Act, the State Lands Commission (SLC) has negotiated to obtain from the Federal government, about a 130 acre fee simple parcel located in the City of Pomona in exchange for a portion of State school land inholdings enveloped by the passage of the CDPA in 1994. According to the San Dimas 7.5 minute topographic map (see attached map) the parcel is located within portions of section 25 and 26, Township 1 South, Range 9 West. The property was formerly used as a Naval Industrial Reserve Ordnance Plant. The City of Pomona will purchase the parcel from the SLC with the State reserving mineral rights for approximately \$13.2 million but has indicated that a modification of right of surface entry is necessary to ensure financial support. Such action under Public Resources Code (PRC) 6401(b) requires that the Commission make a finding that there are no known commercially valuable minerals in and above a plane located 500 feet below the surface of any lands sold. Consequently, this memo discusses the staff investigation into the mineral potential of this particular parcel.

RECOMMENDATIONS:

After consideration of all plausible mineral resources which could be present on the parcel, there is no information to suggest that commercially valuable minerals exist from the surface to a depth of 500' and it is therefore recommended that the State modify its right of surface entry in accordance with the PRC 6401(b).

DISCUSSION:

The 130 acre parcel is located in the southwest portion of the City of Pomona in Los Angeles County and was formerly used by the federal government as a naval ordnance plant. The northern limits of the property is bounded by Pomona Boulevard and the Southern Pacific Railroad tracks. The southern boundary is Mission Boulevard. The Corona Expressway (Route 71) passes nearly through the center of the parcel.

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General Geology:

During the evaluation of the mineral potential of the site, consideration was given primarily to oil and gas, sand and gravel and geothermal resources with lesser attention given to other minerals such as placer gold, coal, saline minerals, etc. The parcel is located within the Northeast Block of the Los Angeles Basin which according to Norris and Webb Geology of California (1990) is included within the Transverse Range geologic province, with an extensive history of prolific oil and gas fields. According to the 1:250,000 scale Geologic Map of the San Bernardino Quadrangle published by Bortugno and Spittler in 1986, the parcel is underlain by Holocene younger fan deposits shed by the San Gabriel Mountains located about 7 miles to the north. The San Jose Fault with normal displacement is mapped about 1 mile north of the parcel and the Chino Fault about 3 miles to the east. Both are concealed by the alluvial cover. The only surface expression and outcrop observed during a brief field exam on October 26, 1997, were sandstones, siltstones and shales exposed on Elephant Hill about 1/3 mile west of the parcel. These sedimentary rocks are believed to be part of the Marine Puente Formation of mid-Miocene age. This formation dominates the San Jose Hills to the west and the Puente Hills to the south of the parcel. The Puente Formation elsewhere in the Los Angeles Basin comprises an important oil and gas strata and is usually found at considerable depth in the basin. However in this vicinity, the Puente Formation daylights due its location at the northeast edge of the LA Basin and the synclinal folding. Access was not obtained on the property itself as the fencing with barbed wire is in good condition and the property is well posted against trespassing. It appears that the parcel is covered by numerous industrial buildings and the remainder asphalt paving. No outcrops were observed on the parcel itself and it appears to be totally graded. The property did not show evidence of vandalism.

Oil and Gas:

According to the 1992 Munger Map Book of California Oil and Gas Fields, the area surrounding the parcel has been subject to exploratory oil and gas drilling dating back to the 1920's. Three nearby wells were reviewed as part of this oil and gas evaluation. The nearest well is located about 1.5 miles southwest and was drilled by La Mona Oil Association in 1930. According to information obtained by the California Division of Oil and Gas the well penetrated sediments of sandstone, shale and gravels to 94' when it encountered rhyolitic volcanics for the next 800'. The well bottomed in granitics at 970' and was to be converted to a water well. A second well located about 1.5 miles northwest called the "Walnut Creek #1" was drilled by MacMillan Petroleum Corporation in October 1943 to a total depth of 2106'. The well encountered sand and boulders for the first 200' followed by two thin volcanic layers and then remained mostly sand and shale with lesser conglomerate until encountering basement at 2106'. There is no evidence to suggest any oil or gas was encountered and the well was abandoned in December of 1943. The third well reviewed, named the "Community" 1 is located about 2 miles southeast and was drilled by Pomona Oil Association in 1928. This well encountered valley fill to near 600'. From 600' to 810' it encountered shale, gravely clay and conglomerate. The well penetrated granite from 810' to 1073' and again from 1140' to 1202'.

Below this a porous formation was encountered that was questioned to be an oil sand. However, the well was abandoned the following year. The nearest producing oil field is the Walnut Field located about 7 miles to the southwest with production of about 8,000 barrels per year. Considering the number of dry holes which have been drilled surrounding the subject parcel and the cumulative geologic scenario, the potential for the presence of commercial oil and gas to be found on the property is low.

Geothermal:

Jeff Adams (Energy Specialist III) has reviewed the potential for geothermal resources in and near the subject parcel (see attached memo). After researching several sources including the US Geological Survey and California Division of Mines and Geology he has concluded that there is no known geothermal potential for this property.

Sand and Gravel:

The location of the Pomona parcel near the base of the San Gabriel Mountains provides a conducive environment for the formation of commercial sand and gravel deposits. During the Tertiary, the San Gabriel Mountains have experienced rapid uplift relative to the Los Angeles Basin along several frontal faults. Consequently, significant detrital material is shed during major storm events down the canyons which disperses on the coalescing alluvial fans as the energy is dissipated by decreased slope. In 1987, the California Division of Mines and Geology published Special Report 143 Part VI that studied in detail the sand and gravel resources that exist within the Claremont-Upland Production-Consumption Region. The study included review of water-well and bridge foundation boring logs, field observations and published geologic maps. They found that the San Antonio, Cucamonga, Deer and Day alluvial fans comprise a significant sand and gravel resource for this region. These fans are composed of poorly sorted sediments ranging from boulders to clay. The coarse material is composed mostly of quartz diorite, high grade metamorphic rocks, granodiorite and schist. Except for exposures of older alluvium, the upper layers of these fans contain clasts that are hard and durable and therefore generally acceptable for aggregate. At greater distances from the mouth of the major canyons, the amount of sand, silt and clay increase to the point where the ratio of waste renders the material uneconomic. Production in 1987 was located only in San Antonio and Cucamonga Creeks with 5 active operators listed. All of these operations were located within 3 miles of the mouth of San Antonio and Cucamonga canyons. The mapping of CDMG for significant mineral deposits (MRZ-2 classification) includes a wide area spreading out to a maximum distance of about 5 miles from these 4 major canyons. The Pomona parcel is located about 7 miles from the mouth of San Antonio Canyon and is mapped within an area designated MRZ-3. MRZ-3 areas are classified as containing mineral deposits, the significance of which cannot be evaluated from available data. In the Claremont-Upland P-C region, MRZ-3 areas are generally underlain by alluvial deposits of Quaternary age. They contain sand and gravel deposits but primarily consists of older alluvium in which clast durability varies and the clay content of the matrix is higher. These characteristics would

render the material unsuitable for most sand and gravel uses. The nearest indentified MRZ-2 resource is mapped about 1.5 miles to the east. The sandstone and siltstone member of the Puente Formation found on Elephant Hill just west of the property is mapped as MRZ-1, material unsuitable as use for aggregate. Given these physical constraints, the finding of CDMG and the oil and gas well logs, the Pomona parcel has a very low probability of containing commercial sand and gravel. In addition, since the property has substantial improvements (buildings) located upon it, an economic exclusion exists to the future development of most mineral resources.

In consideration of other mineral resources, there is no information to substantiate other minerals such as coal, saline minerals or precious metals may be present. The depositional environment and geologic history of this area does not support that these minerals may be present nor does the geologic literature substantiate any.

CONCLUSION:

This investigation reveals that there are no known deposits of commercially valuable minerals in and above a plane located 500 feet below the surface of the Pomona parcel. Therefore, the State Lands Commission may modify its right of surface entry in accordance with Public Resources Code 6401(b).



Greg Pelka
Senior Mineral Resources Engineer
California Registered Geologist #4596

Attachments: Portion of San Dimas 7.5' Topo Map
Geothermal Evaluation

cc: P. Mount II with attachments
M. Voskianian "
E. Kruger "
J. Adams "
V. Duda "
D. Reese "



State of California
State Lands Commission
Mineral Resources Management Division



Memorandum

To : Al Willard
 From : Jeff Adams

Date : October 28, 1997
 File : W 24480

Subject: Geothermal Potential in Vicinity of Pomona, L.A. County

Task:

You asked about the geothermal potential of a 130-acre parcel in Pomona, in the eastern portion of L.A. County.

Conclusion:

There is no known geothermal potential in or near the subject parcel.

Discussion:

There have been no detailed geophysical or geologic studies, or exploratory drilling, for geothermal resources in the vicinity of the parcel.

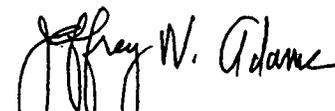
In the early 1970's the U.S. Geological Survey did a preliminary examination of the entire country relative to geothermal resources. They designated a number of "Known Geothermal Resources Areas" (KGRA) throughout the State, but none were located within L.A. County.

In 1980 the California Division of Mines and Geology (CDMG) published a 1:750,000 scale map titled *Geothermal Resources of California*. The map was based on available data on natural surface manifestations of thermal resources, data from water wells, and temperature gradient wells. A more detailed investigation was published by CDMG as Open File Report 82-3, *Reconnaissance of Geothermal Resources of Los Angeles County, California*. Neither publication shows any geothermal potential in the subject area. The only expressions of subsurface heat in the vicinity were found three water wells, all located about five miles from Pomona:

<u>Well</u>	<u>Distance</u>	<u>In/Near</u>	<u>Water Temp</u>
LA-9	5 mi N	Claremont	36°C (97°F)
LA-11	5 mi S	Chino Hills	43°C (109°F)
OR-1	5 mi SW	Diamond Bar	44°C (111°F)

Water at these temperatures does not contain enough heat for so-called "low temperature" direct use applications, and it is certainly too low for electrical generation. The closest direct use application is about 25 miles east in San Bernardino, where about 37 buildings are heated using 59°C (138°F) water.

To verify that no more recent information is available, I checked a website maintained by the Oregon Institute of Technology's GEO-Heat Center (www.oit.edu). The website includes a map of California showing the location of all current geothermal direct use and electrical generation projects. The district heating project in San Bernardino is the only such development anywhere near the subject parcel. But again, the subject parcel is too far away to be considered to possess geothermal potential.


JEFFREY W. ADAMS
 Energy Specialist III

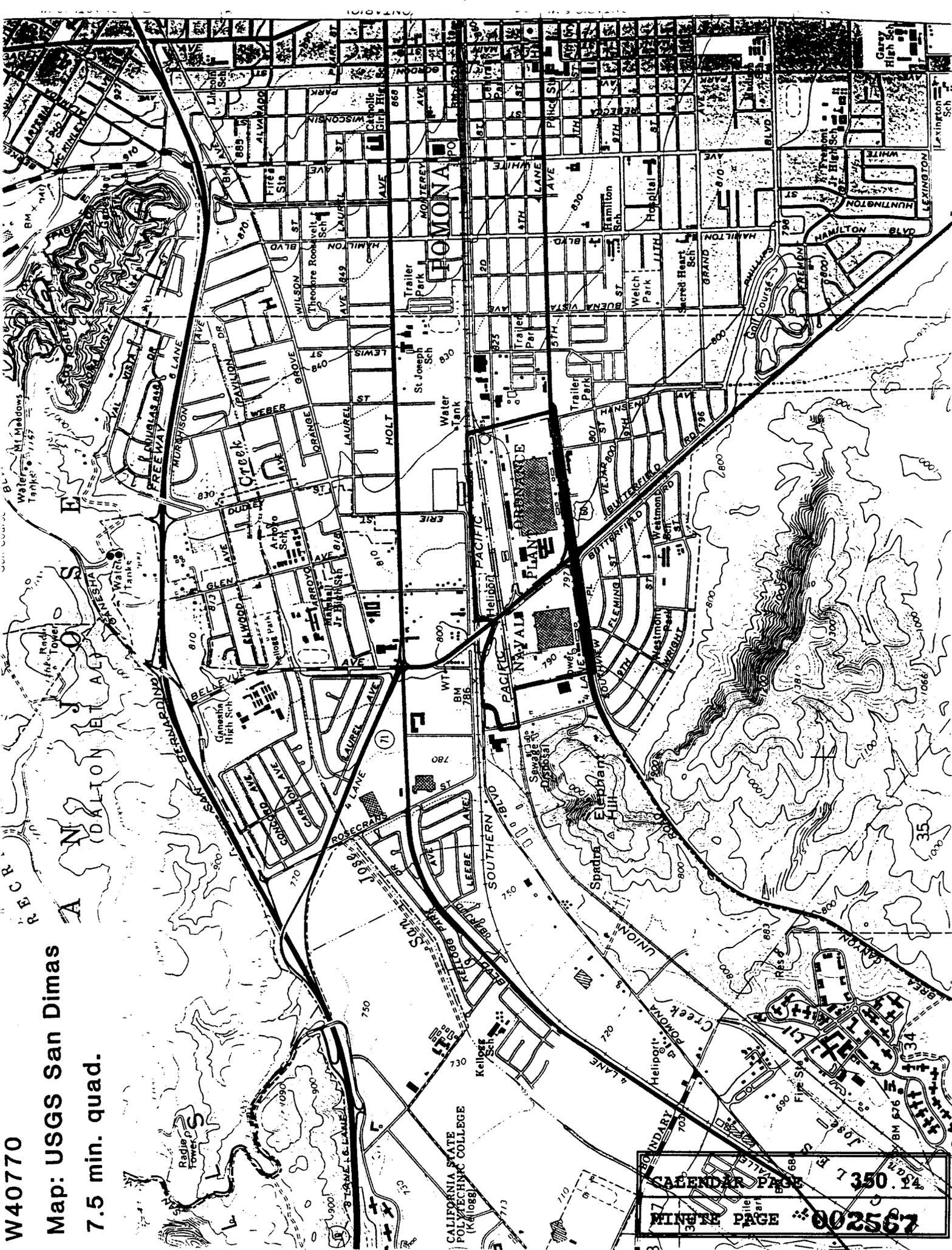
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Map: USGS San Dimas

7.5 min. quad.



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