MINUTE ITEM
This Calendar Item No. C89 was approved as Minute Item No. 89 by the California State Lands Commission by a vote of 3 to 0 at its 6-27-00 meeting.

CALENDAR ITEM
C89

A 46

S 26

06/27/00
W 40819
E. Kruger
G. Pelka

CONSIDER MODIFICATION OF SURFACE ENTRY RIGHTS AFFECTING STATE PROPRIETARY LAND LOCATED AT THE 6TH DISTRICT AGRICULTURAL ASSOCIATION'S CALIFORNIA SCIENCE CENTER, LOS ANGELES COUNTY

APPLICANT:

6th District Agricultural Association
Attn: Mr. Jeffrey Rudolph, Executive Director
California Science Center
700 State Drive, Exposition Park
Los Angeles, CA 90037

AREA, LAND TYPE, AND LOCATION:

Portions of the northwest quarter of Section 7, Township 2 South, Range 13 West, S.B.B.M., containing approximately 12.91 acres of State proprietary lands (APNS 5037-027-907 (portion) and 5037-027-922 (portion) situated in the City of Los Angeles.

BACKGROUND:

The 6th District Agricultural Association ("6th DAA") is a State Institution organized under the California Food and Agriculture Code, Section 3951, et seq. The 6th DAA, also known as the California Science Center ("CSC"), intends to convey approximately 12.91 acres of land owned by the State to the city of Los Angeles (City) in exchange for approximately 13.5 acres of land owned by the City. The parcels to be conveyed by the CSC in the exchange (the "CSC Parcels") consist of the "Aquatic Center" and the "Rose Garden" as identified and depicted on Exhibit A and more particularly described in Exhibit A-1, attached. The parcels to be conveyed by the City in the exchange consist of the "City Miscellaneous Property", the "City's Menlo Ave. Property" and "Parcels P and U", as identified and depicted on Exhibit A. The exchange will occur in phases, but it is intended

that, ultimately, all the foregoing parcels will be exchanged. The parcels involved in the exchange are all portions of Exposition Park in the City of Los Angeles and are in the block bounded by Exposition Boulevard, Figueroa Street, Martin Luther King, Jr. Boulevard and Vermont Avenue.

The Department of General Services is acting as agent for the CSC in this transaction with the City. The proposed exchange is being carried out primarily to merge the fee with the leasehold interests of the respective parties. The State-owned Rose Garden and Aquatic Center are presently leased to, maintained, and operated by the City. The City Miscellaneous Property is leased to the State. The county of Los Angeles county leases the City's Menlo Avenue Property along with some adjacent State-owned land. The conveyance of the City's Menlo Avenue Property to the State would place the County's facility under one lease with one lessor. The CSC has proposed to reserve mineral rights with no surface right of use or entry to a depth of 500 feet. The Deed from the City transferring property to the CSC will contain a similar reservation.

The CSC has authority to exchange real property with the approval of the Departments of Food and Agriculture and General Services under Section 4051 of the State Food and Agriculture Code. In May 2000, the CSC requested the California State Lands Commission (Commission) approve the disposition of the parcel, subject to its reservation of the minerals with no right of surface use or entry to a depth of 500 feet. The Commission's approval is necessary in the relinquishment of the right of surface entry for reserved minerals. Chapter 5 of Part 1 of Division 6 of the Public Resources Code section 6401, et seq., assigns administration of all State-owned mineral rights to the Commission. Pursuant to this Chapter, the Commission is vested with the authority to review and approve the relinquishment of the right of surface entry for minerals as proposed in this transaction.

The State Department of General Services, acting as the lead agency under the provisions of the CEQA, determined that the proposed exchange was exempt from the requirements of the CEQA under a Categorical Exemption Class 1, (Title 14, California Code of Regulations, section 15301), a notice of exemption was filed with the State Clearinghouse on March 21, 2000 and was unchallenged.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code section 6401
B. Public Resources Code section 6403.
C. Public Resources Code section 6404.
D. Food and Agriculture Code section 4051(b)

OTHER PERTINENT INFORMATION:

1. 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 CEQA and the State CEQA Guidelines.

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

2. After performing a Mineral Potential Assessment Report (Exhibit B, attached), Commission staff concludes that there are no known deposits of commercially valuable minerals at the CSC site. Considering the lack of valuable mineral resources, current zoning and surrounding land-use, the likelihood of economic mineral resource development is remote.

3. The Applicant has agreed to reimburse the Commission for staff time in the preparation of the mineral assessment report and other Commission documentation.

EXHIBITS:

A. Department of General Services Site Map.
A-1. Legal Description of CSC Parcels
B. Mineral Potential Assessment Report of the 6th District Agricultural Association's California Science Center and Location Map.

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDINGS:

1. 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.

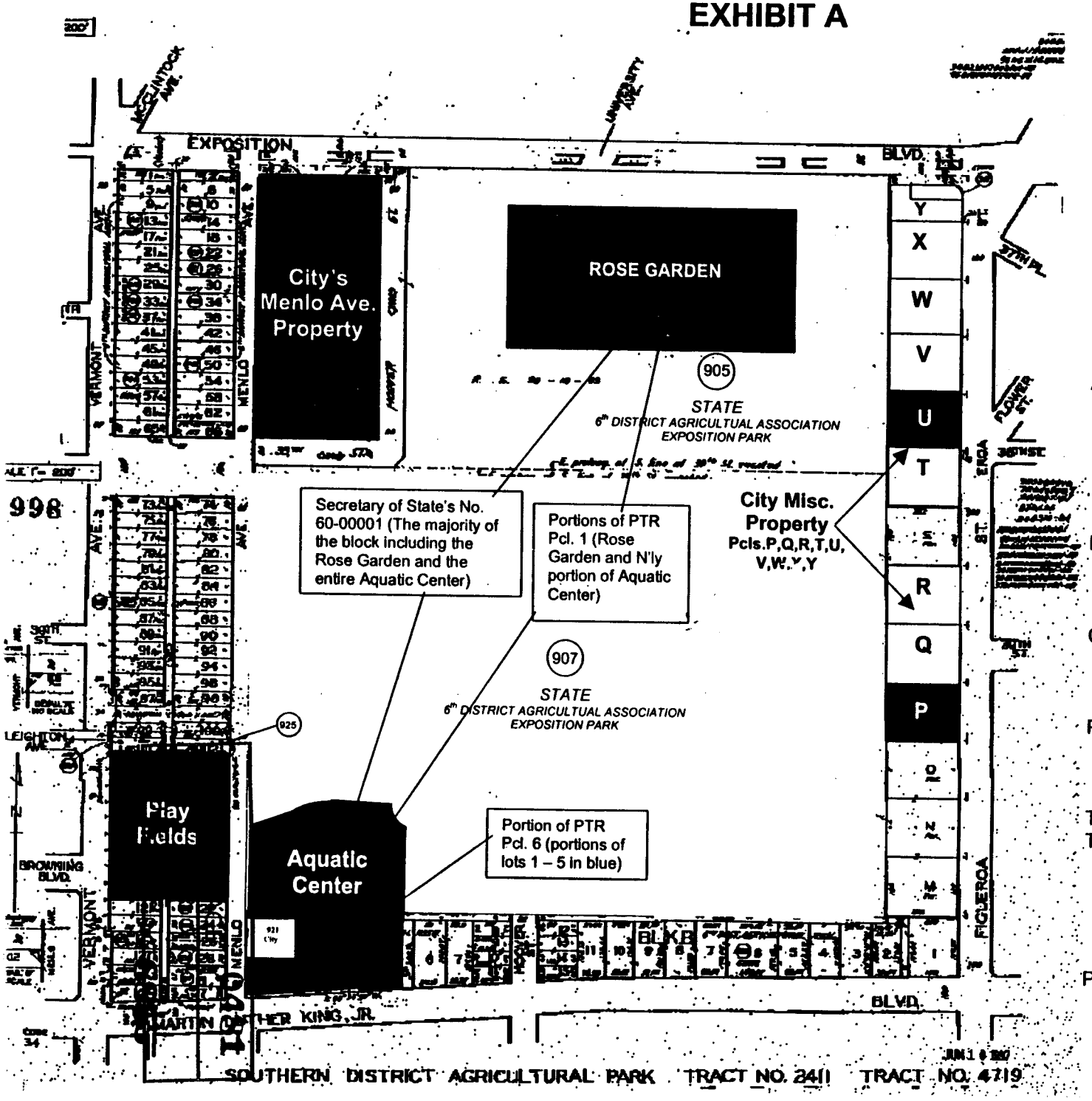
2. FIND THAT THERE ARE NO KNOWN DEPOSITS OF COMMERCIALLY VALUABLE MINERALS IN AND ABOVE A PLANE LOCATED 500 FEET BELOW THE SURFACE OF THE SUBJECT PARCELS PROPOSED FOR EXCHANGE BY THE 6TH DISTRICT AGRICULTURAL ASSOCIATION.

3. FIND THAT THE EXCHANGE MAY BE MADE WITH THE RESERVATION OF MINERAL RIGHTS AND RELINQUISHMENT OF THE ACCOMPANYING RIGHTS OF SURFACE ENTRY IN AND ABOVE A PLANE LOCATED 500 FEET BELOW THE SURFACE OF THE PARCELS.

AUTHORIZATION:

AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS TO EFFECT THIS EXCHANGE.

EXHIBIT A



LEGEND

PHASE I EXCHANGE

City Miscellaneous Property Description: Ex. B	City of L.A. 6± ac.
Aquatic Center Description: Ex. C	CSC 5.74± ac.

FUTURE EXCHANGE

Rose Garden	CSC 7.17± ac.
City's Menlo Ave. Property	City of L.A. 6.58± ac.
Parcels P and U	City of L.A. 0.92± ac.

Total CSC Acreage: 12.91 acres
Total City Acreage: 13.50 acres

OPERATING AGREEMENT

Play Fields	CSC 1.29± ac.

Revised 5/17/00

EXHIBIT A-1

W 40819

LEGAL DESCRIPTION OF CSC PARCELS

Rose Garden

That portion of Southern District Agricultural Park and Adjoining Lots, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 4, page 352, of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Commencing at the intersection of the center line of Menlo Avenue, with a transit line which is parallel with and distant 30 feet northerly, measured at right angles, from the southerly line of Exposition Boulevard (formerly Pacific Avenue), as said center line and transit line are shown on City Engineer's Field Book 21906, Pages 6, 7 and 8, on file in the office of the City Engineer of said City; thence along said transit line, N.89°58'46"E., 785.19 feet to the easterly line of that certain unrecorded lease to said County, known as the County Museum Lease dated February 7, 1960; thence S.0°05'51"E., along said easterly line 211.83 feet to the TRUE POINT OF BEGINNING; thence continuing along said easterly line S.0°05'51" E., 360.02 feet to the southerly cap-face line of the masonry wall as exists January, 1964; thence along said southerly cap-face line N.89°56'21"E., 865.38 feet to the easterly cap-face line of said wall; thence along said easterly cap-face line N.0°02'52"W., 360.10 feet to the northerly cap-face line of said wall; thence along said northerly cap-face line N.89°56'01"W., 865.67 feet to the TRUE POINT OF BEGINNING.

Aquatic Center

That portion of Southern California District Agricultural Park and Adjoining Lots, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 4, Page 352 of Miscellaneous Records, and those portions of Lots 1, 2, 3, 4 and 5 in Block "A" of Tract 4719, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Map recorded in Book 52, Page 48 of maps, in the Office of the county Recorder of said county, together with that portion of the that vacated alley adjacent northerly to said lots by Ordinance No. 115,592 of the City of Los Angeles, recorded March 11, 1960 as Instrument No. 4675 in the Office of the County Recorder of said county, described as follows: BEGINNING at the southwesterly corner of Lot 1 of Tract No. 4719 as shown on Map recorded in Book 52, Page 48 of Maps in said Recorder's Office; thence along the westerly line of said Lot 1, said westerly line being the easterly line of Menlo Avenue, 60 feet in width, formerly Agricultural Avenue, as shown on said map of Tract No. 4719 and shown on said Map of Southern California District Agricultural Park and adjoining lots, N0°05'21"W 118.66 feet to a point on the southerly line of the north 120.00 feet of said Lot 1; thence along said southerly line N89°54'34"E 140.00 feet to the easterly line of said Lot 1; thence along said easterly line and its northerly prolongation of said Lot 1 N0°05'07"W 142.00 feet to a point on the northerly line of the alley, 22 feet in width, now vacated, shown on said map of Tract No.

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4719; thence along said northerly line of said alley S89°54'34"W 140.00 to said easterly line of Menlo Avenue; thence along said easterly line of Menlo avenue N0°05'21"W 283.55 feet to the southerly line of the unrecorded Coliseum Lease dated January 3,1956 as shown on Record of Survey filed in Book 90, Pages 19 to 23 inclusive of Records of Surveys, in said recorder's Office; thence along the southerly line of said unrecorded lease as shown on said record of survey the following 10 courses:

1. N60°45'24"E 116.21 feet;
2. Thence N65°03'34"E 35.21 feet;
3. Thence N73°18'19"E 43.02 feet;
4. Thence N83°25'29"E 60.59 feet;
5. Thence N88°35'09"E 55.47 feet;
6. Thence S86°43'36"E 37.49 feet;
7. Thence S84°25'01"E 52.11 feet;
8. Thence S77°27'51"E 37.46 feet;
9. Thence S20°59'51"E 60.08 feet;
10. Thence S67°48'56"E 53.22 feet;

Thence leaving said southerly line S0°04'45"E 514.81 feet to a point on the south line of Lots 1 to 5 inclusive of said Tract No. 4719, said south line also being the north line of Martin Luther King Jr. Boulevard, shown on said Record of Survey as Santa Barbara Avenue, 90 feet in width, said point lying N86°27'15"E 487.64 feet along said sine from said southwest corner of said Lot 1; thence along said southerly line S86°27'15"W 487.64 feet to said POINT OF BEGINNING.

State of California

EXHIBIT B

California State Lands Commission

MEMORANDUM

To: Greg Scott
Supervising Mineral Resources Engineer

Date: May 10, 2000

File: W 40819

From: Vid Duda
Petroleum Geologist, R.G.

Subject: **California Science Center - Mineral Potential Assessment**

The 6th District Agricultural Association, also known as the California Science Center (CSC), is planning to convey approximately 14.2 acres of land to the City of Los Angeles in exchange for approximately 14.5 acres of land owned by the City. The parcels involved in the exchange are all portions of Exposition Park and are bounded by Exposition Boulevard, Figueroa Street, Martin Luther King Jr. Boulevard and Vermont Avenue in the City of Los Angeles. The block is located within Sec. 6, T2S, R13W SB B&M.

The CSC is requesting to reserve the mineral rights with no surface right of entry and no entry within a plane from the surface to a depth of 500 feet.

The subject parcel is located at the border of the central trough and the western edge of northern shelf area of the Los Angeles basin. This western shelf segment, the uplifted block northeast of the Las Cienegas fault, was not defined until the discovery of the Las Cienegas oil field in 1961. This field produces from upper Miocene sands in several small block-edged forced anticlines on the hanging wall of the Las Cienegas fault. Basement rocks are found at depths of 4000 to 5000 feet within the field and are described as amphibolite. The Las Cienegas fault is a northwest-striking reverse fault with at least 4000' of vertical displacement. Southwest of the fault, basement rocks are found at depths greater than 10,000 feet.

The Las Cienegas oil field is made up of five separate areas, the Pacific Electric area at the northwestern end; the Fourth Ave. area, Good Shepherd area, and Murphy area in the central portion; and the Jefferson area at the southeastern end. All areas are east of the Las Cienegas fault which acts as a fluid barrier. The subject parcel is located approximately 2500 feet south of the Jefferson area. The stratigraphy in the area ranges from Recent alluvium to Jurassic Franciscan schist. The upper Miocene Puente formation, which is approximately 2300 feet thick in the area, contains all the productive

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oil sands. The producing intervals in this area range in depth from 2900 feet to 6100 feet. The field, which was discovered in 1961, has produced about 63.4 MMbbl of oil through 1999. The Jefferson area, discovered in 1965, has produced about 23 MMbbl of the total. Since the field is located in a developed commercial and residential area all development drilling was done directionally from several central drill sites. The nearest to the subject parcel is the St. James drill site.

Several coreholes have been drilled in the vicinity of the CSC parcel. The nearest is the Chevron "Sanborn Community" 1-RD 3 well located 1000 feet east of the parcel and drilled in 1962. This exploratory well was drilled to test the basal Pliocene, and the middle to upper Miocene sands in the area. The original hole was drilled to a total depth of 6436 feet, the subsequent three redrills were drilled to 10,390 feet (RD 1), 9273 feet (RD 2), and 7577' (RD 3). All four boreholes had sidewall samples and conventional cores taken. The upper part of the section penetrated, consisted mostly of claystone with some interbedded siltstone, the lower section contained sandstones interbedded with siltstone and shale. There were no hydrocarbon shows reported in the four boreholes.

Chevron drilled well "Dana Corehole" No. 1 in 1963 to a total Depth of 3700 feet approximately 1800 feet northwest of the parcel. This well is listed as a dry corehole. Chevron then drilled "Dana Corehole" No. 2 in 1964 to a depth of 3700' approximately 2300 feet north of the parcel; again the well is listed as a dry hole (figure 1).

The dry holes drilled within the vicinity of the CDC parcel indicate that the oil and gas potential is low. Although there is a producing field about ½ mile to the north, it is located northeast of the Las Cienegas fault on the hanging wall, there is no production from the footwall or to the southwest where the parcel is located. There are also no other known commercially valuable minerals within the CSC parcel.

It is recommended that the SLC approve the exchange as requested by the CSC, with no surface right of entry and no entry within a plane from the surface to a depth of 500 feet. According to the Division of Oil, Gas & Geothermal Resources, the City of Los Angeles has not allowed any drilling outside of existing facilities since the mid 1980's; therefore no surface right of entry would be available in the parcel. Any drilling would have to occur from existing facilities such as the St. James site located within the Jefferson area of the Las Cienegas oil field. Under current directional drilling technology, the parcel can be easily accessed from the drilling sites. All oil and gas production in the vicinity averages 2500 to 6400 feet in depth well below the 500-foot plane.

Attachment: Figure 1

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LAS CIENEGAS OIL FIELD

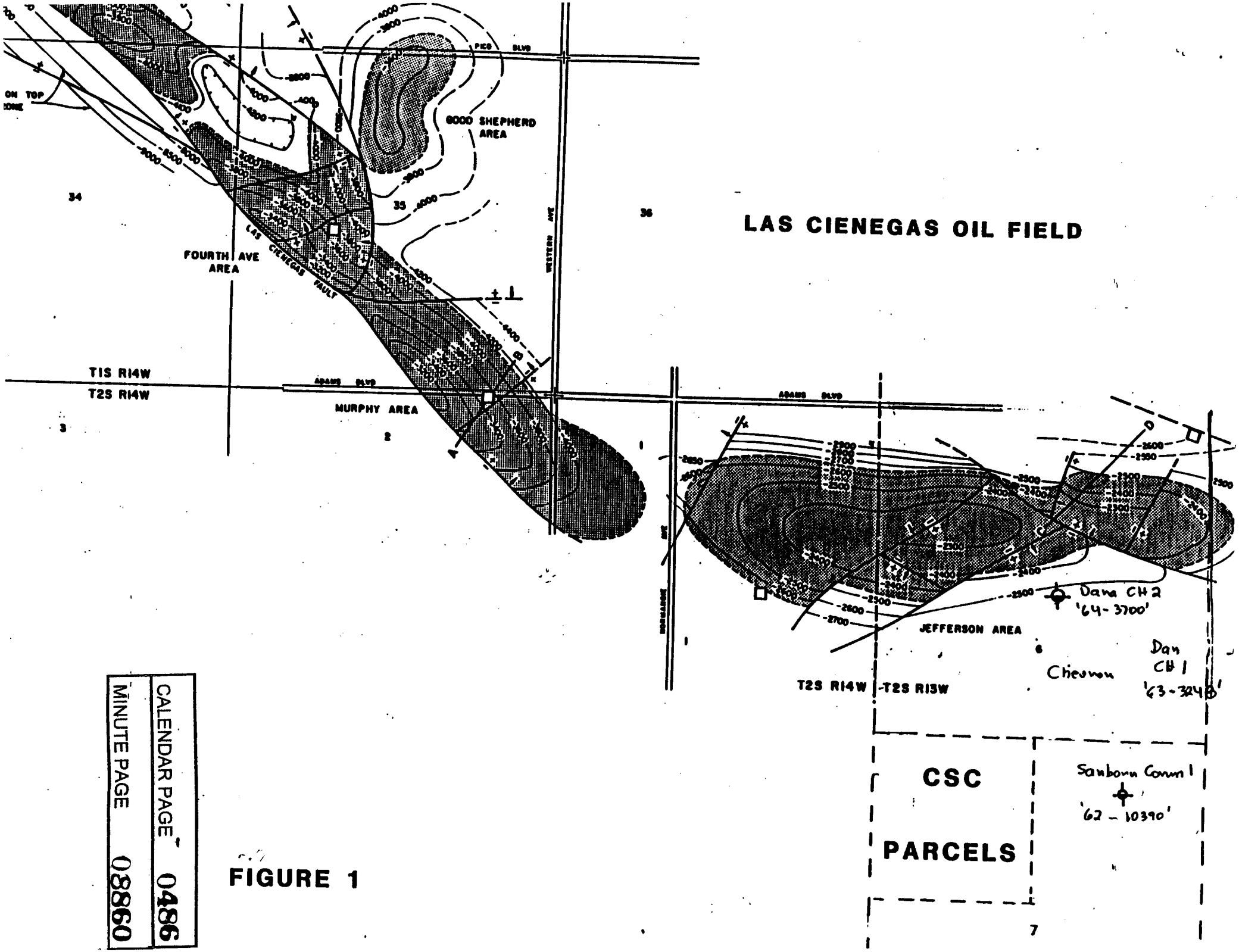

FIGURE 1

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