

**CALENDAR ITEM
C80**

A 34

09/20/13

S 18

W 26673

D. Simpkin

TERMINATION AND ISSUANCE OF A GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

Great Basin Unified Air Pollution Control District

AREA, LAND TYPE, AND LOCATION:

Sovereign land on the dry lake bed of Owens Lake, Inyo County

AUTHORIZED USE:

The continued use and maintenance of 124 Sensit sites, five meteorological towers, and one air monitoring station.

LEASE TERM:

20 years, beginning August 23, 2013.

CONSIDERATION:

The public health and safety, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

OTHER PERTINENT INFORMATION:

1. On June 28, 2007, the Commission authorized issuance of Lease No. PRC 8277.9, a 10-year General Lease – Public Agency Use to the Great Basin Unified Air Pollution Control District (District) for the continued use and maintenance of an air monitoring station that consists of a 33-foot high aluminum meteorological tower, upper air Radar Wind Profiler RASS, four concrete footings, and a shelter containing a video recording receiver; and an overhead power line; and an existing dirt road that crosses State-owned land. The lease will expire on April 23, 2017.
2. On April 4, 2013, Commission staff issued the District a Letter of Non-Objection for the Placement and Operation of air monitoring equipment on the dry lake bed of Owens Lake in the area known as North Beach. The air monitoring equipment, known as a State and Local Air Monitoring Station (SLAMS), consists of an approximately 8-foot by 6-foot enclosure

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constructed out of prefabricated metal. The enclosure is placed on a timber support foundation and will be powered by a nearby power line. A condition of the Letter of Non-Objection required the District to submit a Lease Application for the continued use and operation of the air monitoring equipment. Commission staff is recommending the termination of the existing lease and the issuance of a new General Lease – Public Agency Use.

3. The proposed new lease will include the existing meteorological tower previously authorized by the Commission, the proposed new North Beach air monitoring station, four existing meteorological towers and 124 existing Sensit sites not previously authorized by the Commission. Each Sensit site consists of two steel pipes placed into the ground, a ground rod, sand catcher, a Sensit (particle counter), communications antenna, and a small enclosure containing a data logger, radio communications, a regulator and a battery. According to the District, these facilities aid in enforcing federal, State and local air quality regulations and ensuring that the federal and State air quality standards are met.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, sections 15301 and 15303, respectively. The project is exempt under Class 6, Information Collection; California Code of Regulations, Title 2, section 2905, subdivision (e)(5).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project’s consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

CALENDAR ITEM NO. **C80** (CONT'D)

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301, Class 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303, and Class 6, Information Collection; California Code of Regulations, Title 2, section 2905, subdivision (e)(5).

AUTHORIZATION:

1. Authorize termination, effective August 22, 2013, of Lease No. PRC 8277.9, a General Lease – Public Agency Use, issued to the Great Basin Unified Air Pollution Control District.
2. Authorize issuance of a General Lease – Public Agency Use to the Great Basin Unified Air Pollution Control District, for a term of 20 years, beginning August 23, 2013, for the continued use and maintenance of one air monitoring station, five meteorological towers and 124 Sensit sites, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be the public health and safety, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

EXHIBIT A

W 26673

LAND DESCRIPTION

One hundred and thirty parcels of State-owned sovereign land in the bed of Owens Lake, County of Inyo, State of California, being more particularly described as follows:

Parcels 1 – 124 (Sensit Sites)

One hundred and twenty-four (124) circular parcels of State-owned sovereign land being 3.048 meters in diameter, the centers of said parcels having the follow coordinates:

1.	N =	4042635.89	Meters,	E =	415700.66	Meters;
2.	N =	4042997.58	Meters,	E =	415505.16	Meters;
3.	N =	4042596.63	Meters,	E =	415059.22	Meters;
4.	N =	4041931.48	Meters,	E =	408044.75	Meters;
5.	N =	4038006.35	Meters,	E =	409004.97	Meters;
6.	N =	4037501.43	Meters,	E =	409000.88	Meters;
7.	N =	4036990.83	Meters,	E =	408507.56	Meters;
8.	N =	4036997.93	Meters,	E =	409012.78	Meters;
9.	N =	4035999.29	Meters,	E =	408494.44	Meters;
10.	N =	4032789.95	Meters,	E =	422885.59	Meters;
11.	N =	4031287.64	Meters,	E =	421964.80	Meters;
12.	N =	4025428.37	Meters,	E =	412968.34	Meters;
13.	N =	4024646.50	Meters,	E =	410157.94	Meters;
14.	N =	4024208.41	Meters,	E =	411228.66	Meters;
15.	N =	4024004.93	Meters,	E =	417499.41	Meters;
16.	N =	4023164.48	Meters,	E =	411477.59	Meters;
17.	N =	4042502.15	Meters,	E =	414500.75	Meters;
18.	N =	4042494.87	Meters,	E =	415482.03	Meters;
19.	N =	4041457.65	Meters,	E =	414407.88	Meters;
20.	N =	4040505.73	Meters,	E =	414501.38	Meters;
21.	N =	4037396.65	Meters,	E =	408497.34	Meters;
22.	N =	4037424.09	Meters,	E =	417511.19	Meters;
23.	N =	4036499.14	Meters,	E =	408501.53	Meters;
24.	N =	4033489.96	Meters,	E =	420507.63	Meters;
25.	N =	4033476.29	Meters,	E =	421494.44	Meters;
26.	N =	4032272.80	Meters,	E =	418590.88	Meters;
27.	N =	4032509.88	Meters,	E =	421499.72	Meters;
28.	N =	4031495.63	Meters,	E =	421503.59	Meters;
29.	N =	4030493.52	Meters,	E =	417470.22	Meters;

31.	N =	4028624.00	Meters,	E =	418666.00	Meters;
32.	N =	4027479.42	Meters,	E =	416494.34	Meters;
33.	N =	4025482.63	Meters,	E =	412516.66	Meters;
34.	N =	4025537.96	Meters,	E =	413524.00	Meters;
35.	N =	4025615.30	Meters,	E =	418440.78	Meters;
36.	N =	4024485.21	Meters,	E =	412468.63	Meters;
37.	N =	4024498.76	Meters,	E =	414510.88	Meters;
38.	N =	4024461.61	Meters,	E =	417496.06	Meters;
39.	N =	4023490.91	Meters,	E =	410490.97	Meters;
40.	N =	4023502.21	Meters,	E =	411516.22	Meters;
41.	N =	4043034.18	Meters,	E =	408914.51	Meters;
42.	N =	4043353.34	Meters,	E =	410717.50	Meters;
43.	N =	4042190.85	Meters,	E =	415032.45	Meters;
44.	N =	4042057.25	Meters,	E =	414842.25	Meters;
45.	N =	4032241.64	Meters,	E =	421814.30	Meters;
46.	N =	4031928.77	Meters,	E =	421622.54	Meters;
47.	N =	4031706.73	Meters,	E =	421999.34	Meters;
48.	N =	4031615.89	Meters,	E =	422211.28	Meters;
49.	N =	4032170.99	Meters,	E =	422726.01	Meters;
50.	N =	4031720.18	Meters,	E =	422803.39	Meters;
51.	N =	4031588.98	Meters,	E =	422537.61	Meters;
52.	N =	4031202.09	Meters,	E =	422460.24	Meters;
53.	N =	4031313.11	Meters,	E =	421642.73	Meters;
54.	N =	4030882.49	Meters,	E =	421656.18	Meters;
55.	N =	4030879.12	Meters,	E =	422157.45	Meters;
56.	N =	4030438.41	Meters,	E =	421794.12	Meters;
57.	N =	4023878.97	Meters,	E =	412268.07	Meters;
58.	N =	4025347.13	Meters,	E =	413771.06	Meters;
59.	N =	4041658.81	Meters,	E =	414790.43	Meters;
60.	N =	4033223.27	Meters,	E =	418486.30	Meters;
61.	N =	4028620.56	Meters,	E =	411479.18	Meters;
62.	N =	4032846.37	Meters,	E =	420823.42	Meters;
63.	N =	4042292.62	Meters,	E =	408201.85	Meters;
64.	N =	4041661.69	Meters,	E =	408279.17	Meters;
65.	N =	4043059.92	Meters,	E =	416155.20	Meters;
66.	N =	4018654.69	Meters,	E =	409915.72	Meters;
67.	N =	4044416.53	Meters,	E =	415324.80	Meters;
68.	N =	4020058.28	Meters,	E =	411883.71	Meters;
69.	N =	4035400.45	Meters,	E =	408485.44	Meters;
70.	N =	4038754.30	Meters,	E =	409355.76	Meters;

71.	N =	4043150.77	Meters,	E =	414993.72	Meters;
72.	N =	4043536.96	Meters,	E =	415793.06	Meters;
73.	N =	4044696.01	Meters,	E =	414468.71	Meters;
74.	N =	4021424.94	Meters,	E =	409077.62	Meters;
75.	N =	4019578.50	Meters,	E =	409031.26	Meters;
76.	N =	4018907.49	Meters,	E =	409376.72	Meters;
77.	N =	4039115.75	Meters,	E =	409176.67	Meters;
78.	N =	4027482.22	Meters,	E =	414320.79	Meters;
79.	N =	4026838.13	Meters,	E =	414578.59	Meters;
80.	N =	4028123.31	Meters,	E =	410402.54	Meters;
81.	N =	4042337.61	Meters,	E =	407340.29	Meters;
82.	N =	4042773.02	Meters,	E =	407684.08	Meters;
83.	N =	4042672.07	Meters,	E =	408276.32	Meters;
84.	N =	4033406.55	Meters,	E =	421723.08	Meters;
85.	N =	4026263.85	Meters,	E =	414015.17	Meters;
86.	N =	4019408.51	Meters,	E =	411491.24	Meters;
87.	N =	4020066.44	Meters,	E =	412311.53	Meters;
88.	N =	4033358.15	Meters,	E =	422126.04	Meters;
89.	N =	4041774.51	Meters,	E =	410997.31	Meters;
90.	N =	4039784.27	Meters,	E =	417296.91	Meters;
91.	N =	4035505.51	Meters,	E =	419486.69	Meters;
92.	N =	4023496.15	Meters,	E =	412503.00	Meters;
93.	N =	4020816.08	Meters,	E =	414345.50	Meters;
94.	N =	4023566.07	Meters,	E =	413526.19	Meters;
95.	N =	4042505.23	Meters,	E =	417363.25	Meters;
96.	N =	4020593.70	Meters,	E =	413177.88	Meters;
97.	N =	4024554.40	Meters,	E =	413543.47	Meters;
98.	N =	4023494.15	Meters,	E =	414494.94	Meters;
99.	N =	4023497.97	Meters,	E =	415501.06	Meters;
100.	N =	4022489.03	Meters,	E =	411485.63	Meters;
101.	N =	4020515.04	Meters,	E =	413527.63	Meters;
102.	N =	4021500.90	Meters,	E =	414501.16	Meters;
103.	N =	4022505.02	Meters,	E =	414488.91	Meters;
104.	N =	4022663.04	Meters,	E =	413401.97	Meters;
105.	N =	4021332.60	Meters,	E =	409302.00	Meters;
106.	N =	4020235.86	Meters,	E =	409801.13	Meters;
107.	N =	4024419.37	Meters,	E =	412929.87	Meters;
108.	N =	4024232.29	Meters,	E =	412769.95	Meters;
109.	N =	4023646.91	Meters,	E =	412788.05	Meters;
110.	N =	4023517.16	Meters,	E =	412969.10	Meters;
111.	N =	4023390.43	Meters,	E =	413138.07	Meters;

112.	N =	4022716.61	Meters,	E =	413669.14	Meters;
113.	N =	4023797.89	Meters,	E =	412374.57	Meters;
114.	N =	4023187.05	Meters,	E =	411770.82	Meters;
115.	N =	4021110.83	Meters,	E =	410408.06	Meters;
116.	N =	4020853.80	Meters,	E =	410197.26	Meters;
117.	N =	4019890.10	Meters,	E =	409219.50	Meters;
118.	N =	4027145.35	Meters,	E =	415061.33	Meters;
119.	N =	4026935.56	Meters,	E =	415215.46	Meters;
120.	N =	4043638.25	Meters,	E =	410715.85	Meters;
121.	N =	4042851.64	Meters,	E =	408999.20	Meters;
122.	N =	4042296.60	Meters,	E =	408516.75	Meters;
123.	N =	4041657.86	Meters,	E =	408420.82	Meters;
124.	N =	4041320.14	Meters,	E =	410423.79	Meters.

Parcels 125 – 129 (Met Towers)

Five (5) circular parcels of State-owned sovereign land being 14.021 meters in diameter, the centers of said parcels having the follow coordinates:

125.	N =	4028441.39	Meters,	E =	411798.88	Meters;	(Cottonwood)
126.	N =	4042494.84	Meters,	E =	415481.91	Meters;	(A Tower)
127.	N =	4038779.00	Meters,	E =	409421.40	Meters;	(Bartlett Met)
128.	N =	4030431.30	Meters,	E =	420256.25	Meters;	(B Tower)
129.	N =	4041463.66	Meters,	E =	410496.59	Meters.	(Delta)

Parcel 130 (North Beach Air Monitoring Station)

One parcel of State-owned sovereign land being 6.096 meters by 6.096 meters square, the center of said parcel having the follow coordinates:

130.	N =	4044545.42	Meters,	E =	411378.94	Meters;
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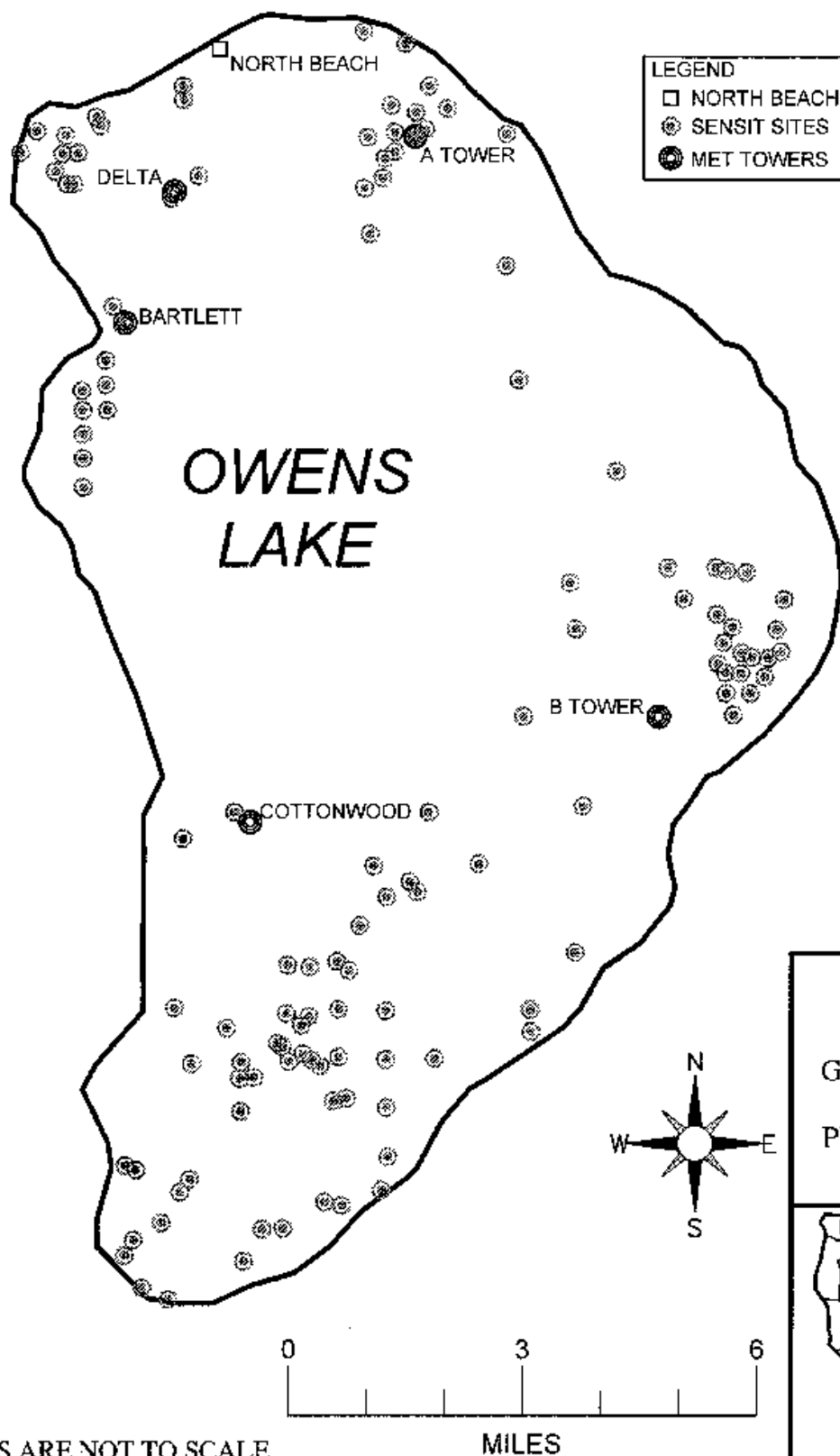
BASIS OF BEARINGS for this description is UTM Zone 11 meters.

END OF DESCRIPTION

Prepared July 15, 2013 by the California
State Lands Commission Boundary Unit.



SITE



*SYMBOLS ARE NOT TO SCALE

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

W 26673
GREAT BASIN UAPCD
GENERAL LEASE -
PUBLIC AGENCY USE
INYO COUNTY

