

MINUTE ITEM

3/31/75  
GRH

26. SALE OF AN EASEMENT OF VACANT STATE SCHOOL LAND, KERN COUNTY; CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER - W 9133, PRC 3898.

After consideration of Calendar Item 24 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTION BECAUSE, BEING AN EXISTING FACILITY, IT IS CATEGORICALLY EXEMPT FROM CEQA, AS AMENDED, PURSUANT TO PRC 21084; 14 CAL. ADM. CODE 15101; AND 2 CAL. ADM. CODE 2910(a).
2. FINDS THAT THE SALE OF THE EASEMENT HEREIN DESCRIBED IS NECESSARY FOR THE HEALTH AND WELFARE OF THE PEOPLE OF CALIFORNIA.
3. FINDS THAT, WHILE THE SUBJECT SCHOOL LAND IS CLASSIFIED AS HAVING SIGNIFICANT ENVIRONMENTAL VALUES WITHIN THE MEANING OF PRC 6370, THE EXISTING PIPELINE IS COMPATIBLE WITH AND NONCONSUMPTIVE OF THE SIGNIFICANT ENVIRONMENTAL VALUES PRESENT.
4. FINDS THAT THE LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
5. AUTHORIZES THE SALE TO THE CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER, OF AN EASEMENT IN THE SCHOOL LANDS DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES; SUBJECT ALSO TO AUTOMATIC REVERSION BACK TO THE STATE UPON CESSATION OF THE USE SPECIFIED, FOR THE TOTAL APPRAISED PRICE OF \$904.80, WITHOUT ADVERTISING, AS AUTHORIZED BY 2 CAL. ADM. CODE 2302(a).
6. APPROVES THE OCCUPATION AND USE OF PORTIONS OF SECTION 16, T 25 S, R 38 E, MDM, MORE PARTICULARLY DESCRIBED ON EXHIBITS "A" AND "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF; BY THE CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER; FROM FEBRUARY 29, 1968; IN CONSIDERATION OF RENTAL IN AN AMOUNT TO BE DETERMINED IN ACCORDANCE WITH THE COMMISSION'S RULES AND REGULATIONS IN EFFECT ON THE DATE THE SALE OF THE EASEMENT IS CONSUMMATED.
7. AUTHORIZES THE EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE FINDINGS, DETERMINATIONS, APPROVALS AND AUTHORIZATIONS.

Attachment  
Calendar Item 24 (7 pages)

A 28  
S 18

284

CALENDAR ITEM

24.

3/75  
GRH  
W 9133

SALE OF AN EASEMENT OF VACANT STATE SCHOOL LAND

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

LOCATION: Section 16, T 25 S, R 38 E, MDM, Kern County.

PURPOSE: Sale of an easement on vacant State school land, Kern County, to the City of Los Angeles, for the maintenance of an existing buried pipeline which conveys water to the City of Los Angeles.

In December of 1966, the City of Los Angeles advised the Division of its intention to construct a buried pipeline through vacant State school land.

In Minute Item No. 3, dated February 29, 1968, the Commission authorized the issuance to the Los Angeles Department of Water and Power of a one-year Right-of-Entry Permit for the purpose of constructing the pipeline. The permit was issued pending formal filing of a plat of the lands selected in accordance with Sections 10151 and 10155 of the Public Utilities Code.

Subsequent negotiations have resulted in a decision to recommend the sale of an easement for the pipeline right-of-way, subject to automatic reversion back to the State upon nonuse for the specified purpose of transmission and distribution of water to the City of Los Angeles.

The applicant has offered the following amounts for the numbered parcels embraced in the application:

<u>Parcel No.</u>	<u>Acres</u>	<u>Offer</u>
1	9.16	893.10
2	.10	9.75
3	<u>.02</u>	<u>1.95</u>
TOTAL:	<u>9.28</u>	<u>\$904.80</u>

The State Lands Division concurs in the appraisal made by the City of Los Angeles of \$130 per acre, and the appraised value of the easement at 75 percent of the full fee value of the property.

In addition to the above offer, the City of Los Angeles will pay rental for its use and occupancy of the subject lands from

CALENDAR ITEM NO. 24. (CONTD)

February 29, 1968, in accordance with the Commission's rules and regulations which are in effect on the date the sale of the easement is consummated. The total rent is estimated to be \$800 (assuming an 8 percent rental rate and the transaction closes by June 1, 1975).

Division staff has determined that the land is not suitable for cultivation without artificial irrigation.

In consideration of the requirements of Section 6371 of the Public Resources Code, the Division has determined that this sale is necessary for the health and welfare of the people of California. This determination is substantiated by the General Plan for Use of the Land on file in the office of the State Lands Commission and by reference made a part hereof. The General Plan has been submitted pursuant to Section 6371 of the Public Resources Code.

In 1972, the applicant applied for a lease. The Division, therefore, circulated a draft environmental impact report on the pipeline project to agencies and persons having jurisdiction and expertise. No adverse comments were received. Subsequently, the applicant decided to purchase the easement rather than lease it.

In accordance with the inventory and classification of State lands required by Section 6370 of the Public Resources Code, the subject land has tentatively been classified by staff as a Class "B" limited use, environmentally significant parcel. Those attributes recognized as significant are the scenic and aesthetic qualities that typify a fragile desert community. However, Division staff has determined that the existing buried pipeline is compatible with and nonconsumptive of the significant environmental values contained in this parcel.

THE PROPERTY:

Location:	Approximately 12 miles south of Little Lake and about 1.5 miles west of U. S. Highway 395 in Kern County.
Water:	None (except for a pipeline conduit).
Terrain:	Downsloping, from west to east; very steep through W-1/4 and flattening across its E-1/2.
Elevation:	2,500 feet to 3,000 feet.

CALENDAR ITEM NO. 24. (CONTD)

Highest and Best Use  
Prior to Pipeline  
Construction:

Speculative acreage.

OTHER PERTINENT INFORMATION:

On February 29, 1968, the Commission authorized the issuance of the aforementioned Right-of-Entry Permit (PRC 3898) for the construction of the pipeline. An environmental impact report was not required at that time. Since the pipeline is an existing facility, the action recommended herein is categorically exempt from the provisions of CEQA, as amended, pursuant to 14 Cal. Adm. Code 15101 and 2 Cal. Adm. Code 2910(a).

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Parts 1 & 2.
- b. Administrative Code: Title 2, Div. 3,  
Arts. 1, 2, 5 & 10.

EXHIBITS:

- A. Land Description.
- B. Land Description.
- C. Location Map.
- D. Location Map.
- E. General Plan of Use of the Land.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTION BECAUSE, BEING AN EXISTING FACILITY, IT IS CATEGORICALLY EXEMPT FROM CEQA, AS AMENDED, PURSUANT TO PRC 21084; 14 CAL. ADM. CODE 15101; AND 2 CAL. ADM. CODE 2910(a).
2. FIND THAT THE SALE OF THE EASEMENT HEREIN DESCRIBED IS NECESSARY FOR THE HEALTH AND WELFARE OF THE PEOPLE OF CALIFORNIA.
3. FIND THAT, WHILE THE SUBJECT SCHOOL LAND IS CLASSIFIED AS HAVING SIGNIFICANT ENVIRONMENTAL VALUES WITHIN THE MEANING OF PRC 6370, THE EXISTING PIPELINE IS COMPATIBLE WITH AND NONCONSUMPTIVE OF THE SIGNIFICANT ENVIRONMENTAL VALUES PRESENT.
4. FIND THAT THE LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
5. AUTHORIZE THE SALE TO THE CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER, OF AN EASEMENT IN THE SCHOOL LANDS

CALENDAR ITEM NO. 24. (CONTD)

DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS AND GEOTHERMAL RESOURCES; SUBJECT ALSO TO AUTOMATIC REVERSION BACK TO THE STATE UPON CESSATION OF THE USE SPECIFIED, FOR THE TOTAL APPRAISED PRICE OF \$904.80, WITHOUT ADVERTISING, AS AUTHORIZED BY 2 CAL. ADM. CODE 2302(a).

6. APPROVE THE OCCUPATION AND USE OF PORTIONS OF SECTION 16, T 25 S, R 38 E, MDM, MORE PARTICULARLY DESCRIBED ON EXHIBITS "A" AND "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF; BY THE CITY OF LOS ANGELES, DEPARTMENT OF WATER AND POWER; FROM FEBRUARY 29, 1968; IN CONSIDERATION OF RENTAL IN AN AMOUNT TO BE DETERMINED IN ACCORDANCE WITH THE COMMISSION'S RULES AND REGULATIONS IN EFFECT ON THE DATE THE SALE OF THE EASEMENT IS CONSUMMATED.
7. AUTHORIZE THE EXECUTION OF ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE FINDINGS, DETERMINATIONS, APPROVALS AND AUTHORIZATIONS.

Attachments: Exhibits "A" and "B"

EXHIBIT "A"

W 9133

Three parcels of land within Section 16, T 25 S, R 38 E, MDM, Kern County, State of California, more particularly described as follows:

PARCEL 1:

A strip of land 100 feet wide, lying 50 feet on each side of the following described centerline:

BEGINNING at a point on the north line of said Section 16, distant S 89° 59' 40" W, 692.19 feet from the northeast corner of the NW-1/4 of said Section 16; thence S 06° 21' 46" W, 391.57 feet to a point designated "A"; thence continuing S 06° 21' 46" W, 3,600.00 feet to a point designated "B"; thence continuing S 06° 21' 46" W, 29.34 feet to a point on the northerly line of the SE-1/4 of SW-1/4 of said Section 16, distant S 89° 57' 37" W, 1,150.35 feet from the northeast corner of said SE-1/4 of SW-1/4; thence continuing S 06° 21' 46" W, 1,340.55 feet to the end of the herein-described centerline, being a point on the southerly line of Section 16, distant S 89° 56' 46" W, 1,302.50 feet from the south quarter corner of Section 16.

EXCEPTING THEREFROM any portion within the SE-1/4 of SW-1/4 of said Section 16.

PARCEL 2:

A strip of land 20 feet wide, lying 10 feet on each side of the following described centerline:

BEGINNING at Point "A", as described in Parcel 1 above; thence S 40° 38' 14" E, 300.00 feet to the end of the herein-described centerline.

EXCEPTING THEREFROM any portion lying within Parcel 1 described above.

PARCEL 3:

A strip of land 20 feet wide, lying 10 feet on each side of the following described centerline:

EXHIBIT "A" (CONTD)

BEGINNING at Point "B", as described in Parcel 1 above; thence S 83° 38' 14" E, 80.00 feet to the end of the herein-described centerline.

EXCEPTING THEREFROM any portion lying within Parcel 1 described above.

END OF DESCRIPTION

EXHIBIT "B"

W 9133

Two parcels of land within Section 16, T 25 S, R 38 E, MDM, Kern County, State of California, more particularly described as follows:

PARCEL A:

A strip of land 50 feet wide, bounded on the westerly side by a line located 100 feet westerly of and parallel with the following described line:

BEGINNING at a point on the north line of said Section 16, distant S 89° 59' 40" W, 692.19 feet from the northeast corner of the NW-1/4 of Section 16; thence S 06° 21' 46" W, 4,020.91 feet to the north line of the S-1/2 of the SW-1/4 of said Section 16, being the end of the herein-described line.

PARCEL B:

A strip of land 50 feet wide, bounded on the easterly side by a line located 100 feet easterly of and parallel with the following described line:

BEGINNING at a point on the north line of said Section 16, distant S 89° 59' 40" W, 692.19 feet from the northeast corner of the NW-1/4 of Section 16; thence S 06° 21' 46" W, 4,020.91 feet to the north line of the S-1/2 of the SW-1/4 of said Section 16, being the end of the herein-described line.

END OF DESCRIPTION