

29  
0

7/12/84

CALENDAR ITEM

A 6  
S 3

29 4

07/12/84  
W 23403  
Frey

RETROCESSION OF JURISDICTION AT  
MATHER AIR FORCE BASE, SACRAMENTO COUNTY

The United States has partial legislative jurisdiction at Mather Air Force Base. It has requested that the State accept a retrocession of such jurisdiction over a portion of the Base. Government Code Section 113 authorizes the Commission to accept the retrocession after a public hearing has been held to determine if the retrocession is in the State's best interests. The Government Code also requires the United States to pay costs associated with the hearing.

This Calendar Item requests Commission authority to conduct the public hearing and to enter a contract for payment of costs.

OTHER PERTINENT INFORMATION:

- 1. 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,
  - a. under the general rule, 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 such an effect.

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

AB 884: N/A.

- EXHIBITS:
- A. Site Map.
  - B. Land Description.

CALENDAR PAGE	147
MINUTE PAGE	1657

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 IT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT ((14 CAL. ADM. CODE 15061(b)(3)).
2. AUTHORIZE STAFF TO CONDUCT A PUBLIC HEARING TO DETERMINE WHETHER THE RETROCESSION IS IN THE STATE'S BEST INTEREST.
3. AUTHORIZE STAFF TO ENTER INTO A CONTRACT UNDER WHICH THE UNITED STATES WILL PAY COSTS ASSOCIATED WITH THE HEARING.

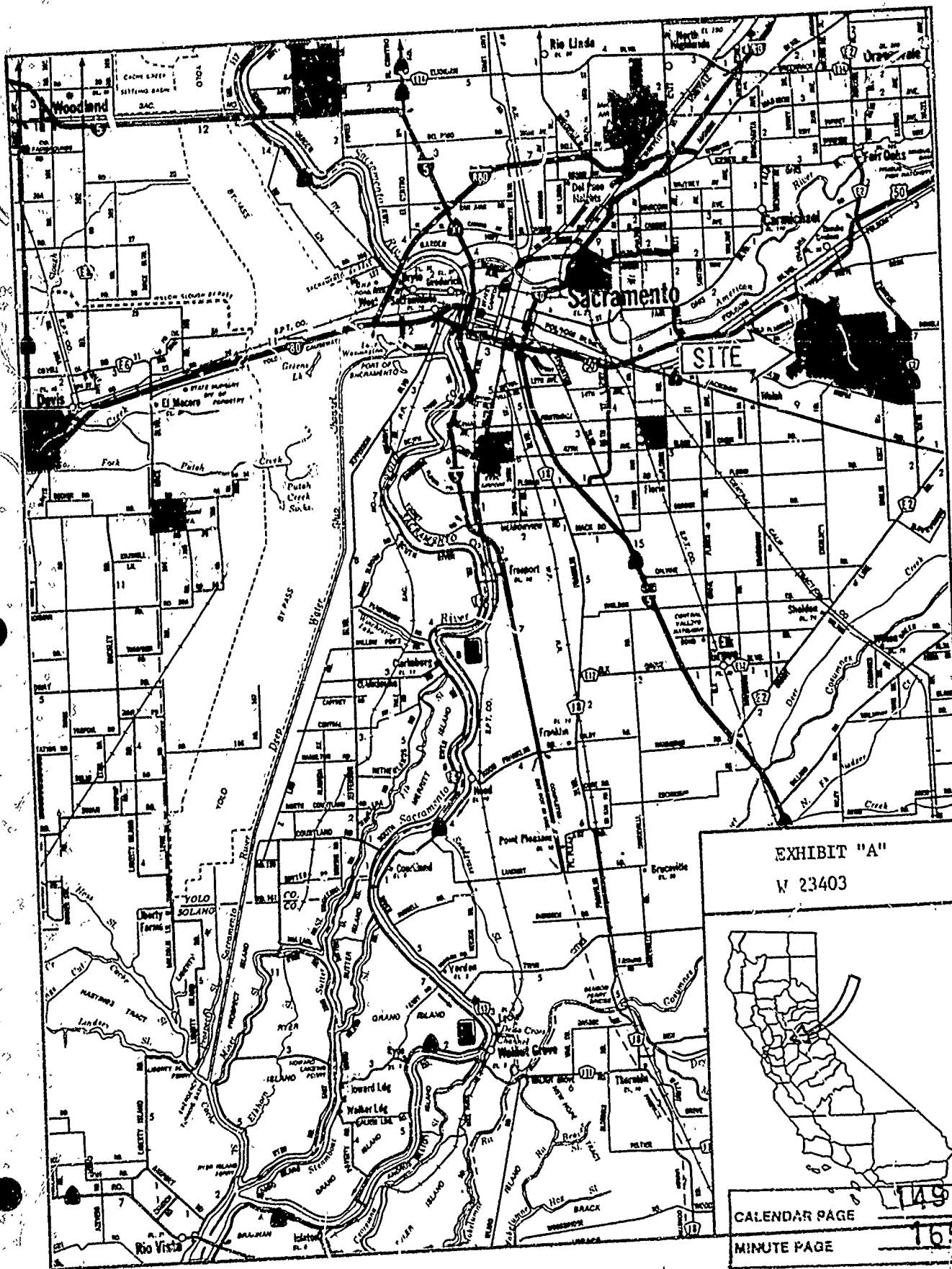


EXHIBIT "A"  
W 23403



CALENDAR PAGE 149  
MINUTE PAGE 1659

EXHIBIT "B"

WATHER AIR FORCE BASE  
Partial Legislative Jurisdiction  
Tracts C301, C302, C303, C304, C305 and C307

All those parcels of land situate in County of Sacramento, State of California more particularly described as follows:

AS TO TRACT C301 (formerly known as Tract 2) conveyed to the United States of America by deed dated May 25, 1945 and recorded in book 1686 of Deeds, at page 304, County of Sacramento.

All that portion of a tract delineated "John W. Booth 150 85/100 A" on the plat of Subdivision of the Rancho Rio de los Americanos, recorded April 4, 1866, in the office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, described as follows:

BEGINNING at the Northeast corner of the 10 acre tract described in deed from William D. Coyle, et al, to A. Teichert & Son, Inc., dated February 10, 1943, recorded in Book 100 of Official Records of Sacramento County, at page 220; thence along the North line of said 10 acre tract, North 89°12' West 18.85 feet to a point on a line described as follows:

COMMENCING at a concrete monument at the Southwest corner of Amended Natomas American River Subdivision No. 4, according to the plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44; thence North 23°38' West 168.03 feet to a point on a curve, the center of which bears North 53°01'20" East 746.34 feet; thence along said curve to the right, Northerly 169.92 feet; thence North 23°56' West 220.39 feet to the beginning of a curve with a radius of 746.34 feet; thence along said curve to the right, Northerly 287.61 feet; thence North 1°51'15" West of 65.87 feet, more or less, to said point on the North line of said 10 acre tract; thence from said point, North 1°51'15" West 700.84 feet, more or less, to the North line of an 80 acre tract described in a trustee's deed to J. D. Coyle, dated July 28, 1928, recorded in Book 195 of Official Records of Sacramento County, at page 442; thence along the North line of said 80 acre tract, South 89°44' East 17.37 feet to the West boundary line of said Natomas American River Subdivision No. 4; thence along said boundary line, South 1°58'30" East 701.07 feet, more or less, to the point of beginning, containing 0.29 of an acre, more or less.

AS TO TRACT C302 (formerly known as Tract 3) conveyed to the United States of America by deed dated May 26, 1945 and recorded in Volume 1890 of Official Records at page 316, County of Sacramento.

All that portion of a tract delineated "John W. Booth 150 85/100 A" on the plat of subdivision of the Rancho Rio de los Americanos, recorded April 4, 1866, in the office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, described as follows:

BEGINNING at the Southeast corner of a 84.35 acre tract described in deed from Henry Miller, Jr., and wife, to Ruth Johnson, dated December 16, 1942, recorded in Book 991 of Official Records of Sacramento County, at page 73; thence North 89°44' West along the South line of said 84.35 acre tract, 17.37 feet to a point on a line located as follows:

COMMENCING at a concrete monument at the Southwest corner of Amended Natomas American River Subdivision No. 4, according to the plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44; thence along the westerly line of said subdivision, North 23°38' West 168.03 feet to a point on a curve, the center of which bears North 53°01'20" East 746.34 feet; thence Northerly along said curve to the right, a distance of 169.92 feet; thence North 23°56' West 220.39 feet to the beginning of a curve with a radius of 746.34 feet; thence along said curve to the right Northerly, a distance of 287.61 feet; thence North 1°51'15" West 766.71 feet, more or less, to said point on the South line of the 84.35 acre tract; thence from said point North 1°51'15" West 1413.94 feet, more or less, to the boundary line of said Natomas American River Subdivision No. 4; thence along said boundary line South 83°43' East 14.40 feet and South 1°58'30" East 1413.79 feet, more or less, to the point of beginning, containing 0.52 of an acre, more or less.

AS TO TRACT C303 (formerly known as Tract 4) conveyed to the United States of America by deed dated November 30, 1943 and recorded in Book 1598 of Deeds, at page 312, County of Sacramento.

All those portions of the amended map of Natomas American River Subdivision No. 4, according to the official map thereof, filed in the office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44, described as follows:

Parcel No. 1: All of Lot 77 except a strip of a normal width of 20 feet contiguous to and along the entire easterly side of said Lot 77, containing 0.90 of an acre, more or less.

Parcel No. 2: Lot 76, excepting therefrom the following:

BEGINNING at the southeasterly corner of said Lot 76; thence along the southerly line of said Lot 76, South 59°51' West 22.22 feet to a point on a curve with a radius of 686.34 feet, the center of which bears North 79°53'40" East; thence along said curve to the right a distance of 98.84 feet; thence North 1°51'15" West 114.14 feet to a point on the easterly line of said Lot 76; thence along said Easterly line, South 9°24'30" East 203.85 feet, more or less, to the point of beginning, containing 0.78 of an acre, more or less.

Parcel No. 3: That portion of Lot 55 described as follows:

BEGINNING at the Northwest corner of said Lot 55; thence along the North line of said Lot 55, South 89°45' East 5.00 feet; thence South 1°51'15" East 661.29 feet to a point on the westerly line of said Lot 55; thence along said westerly line of Lot 55, North 9°24'30" West 30.16 feet and North 1°51' West 631.85 feet to the point of beginning, containing 0.07 of an acre, more or less.

Parcel No. 4: All of Lots 72, 73, 74 and 75, containing 3.23 acres, more or less.

Parcel No. 5: The West 5 feet of Lots 50, 51, 52, 53, and 54, being a strip of land of a normal width of 5 feet and lying contiguous to and along the entire Easterly line of Lots 72, 73, 74 and 75, containing 0.35 of an acre, more or less.

Parcel No. 6: The East 5 feet of Lots 41, 42 and 49, being a strip of land of a normal width of 5 feet and lying contiguous to and along the entire Western line of Lots 72 and 73, containing 0.20 of an acre, more or less.

Parcel No. 7: All those portions of Lots 31, 32 and 33 lying East of the following described line:

BEGINNING at a point on the North line of said Lot 31, located West 51.98 feet from the corner common to Lots 31 and 7; thence South  $6^{\circ}43'$  East 61.42 feet to a point which is West 44.22 feet from the line common to Lots 31 and 7; measured at right angles therefrom; thence South  $0^{\circ}32'30''$  West, parallel with the East line of Lots 31, 32 and 33 and the extension thereof, a distance of 1408.58 feet to a point on the line common to Lots 33 and 41, from which the Northwest corner of Lot 72 bears South  $59^{\circ}22'$  East 5.78 feet containing 1.17 acres, more or less.

Parcel No. 8: All of Lot 71, containing 3.88 acres, more or less.

AS TO TRACT C304 (formerly known as Tract 5) conveyed to the United States of America by deed dated May 22, 1945 and recorded in book 3265 of Official Records at page 327, County of Sacramento:

All those portions of the amended map of Natomas American River Subdivision No. 4, according to the official map thereof, filed in the office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44, described as follows:

Parcel No. 1: That portion of Lot 6 described as follows:

BEGINNING at a point located North  $57^{\circ}51'30''$  East 29.60 feet from the Northwest corner of said Lot 6, which corner is common with the Northeast corner of Lot 71; thence North  $57^{\circ}41'30''$  East along the Northerly line of said Lot 6, a distance of 89.38 feet; thence Southwesterly along a curve concave to the Southeast, the center of which bears South  $52^{\circ}30'$  East 452.68 feet from the last described point, a distance of 171.65 feet; thence North  $0^{\circ}32'30''$  East 104.77 feet to the point of beginning, containing 0.06 of an acre, more or less.

Parcel No. 2: That portion of Lot 6 described as follows:

BEGINNING at the Northwest corner of said Lot 6, which is also the Northeast corner of Lot 71; thence along the Northerly line of Lot 6, North  $57^{\circ}51'30''$  East 29.60 feet; thence South  $0^{\circ}32'30''$  West 104.77 feet; thence South  $12^{\circ}44'30''$  West 93.66 feet; thence West 5.12 feet to a point on the line common to Lots 6 and 71 that is distant thereon North  $0^{\circ}32'30''$  East 575.42 feet from the Southwest corner of said Lot 6; thence along said line, North  $0^{\circ}32'30''$  East 180.39 feet to the point of beginning, containing 0.087 of an acre, more or less.

AS TO TRACT C305 (formerly known as Tract 6) conveyed to the United States of America by deed dated April 3, 1945 and recorded in Book 1682 of Deeds, at page 240, County of Sacramento.

Parcel No. 1: All that portion of a tract delineated "John W. Booth 150 85/100 A" on the plat of Subdivision of the Rancho Rio de los Americanos, recorded April 4, 1866, in the office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, described as follows:

BEGINNING at the Southeast corner of the 10 acre tract described in deed from William D. Coyle, et al, to A. Teichert & Son, Inc., dated February 10, 1943, recorded in Book 1009 of Official Records of Sacramento County, at page 220; thence North 89°44' West 15.11 feet, more or less, to a point on a curve which is located as follows:

COMMENCING at a concrete monument at the Southwest corner of Amended Natomas American River Subdivision No. 4, according to the plat thereof, filed in the Office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44; thence North 23°38' West 168.03 feet to a point on said curve, the center of which bears North 53°01'20" East 746.34 feet; thence along said curve to the right, Northerly 76.47 feet, more or less, to said point on the South line of said 10 acre tract; thence from said point, continuing along the foregoing described curve to the right, Northerly 93.45 feet; thence North 23°56' West 220.39 feet to the beginning of a curve to the right with a radius of 746.34 feet; thence along said curve, Northerly 287.61 feet; thence North 1°51'15" West 65.87 feet, more or less, to the North line of said 10 acre tract; thence along the North line of said 10 acre tract; South 89°12' East 18.85 feet to the West line of said Natomas American River Subdivision No. 4; thence along said line South 1°58'30" East 199.34 feet; thence South 23°38' East 668.61 feet, more or less, to the point of beginning, containing 0.27 of an acre, more or less.

Parcel No. 2: All that portion of a tract delineated "John W. Booth 150 85/100 A" on the plat of Subdivision of the Rancho Rio de los Americanos, recorded April 4, 1866, in the Office of the Recorder of Sacramento County, California, in Book 1 of Maps, Map No. 2, described as follows:

BEGINNING at a point on the West boundary line of Amended Natomas American River Subdivision No. 4, according to the plat thereof, filed in the Office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44, from which a concrete monument at the Southwest corner of said subdivision bears South 23°38' East 168.03 feet; thence Northerly along a curve to the right, the center of which bears North 53°01'20" East 746.34 feet from said point of beginning, a distance of 76.47 feet, more or less, to the North line of a 40.4 acre tract described in a deed from J. E. Robinson and wife to A. Teichert & Son, Inc., dated June 9, 1941, recorded in Book 898 of Official Records of Sacramento County, at page 156; thence along the North line of said 40.4 acre tract, South 89°44' East 15.11 feet, more or less, to the West line of said Natomas American River Subdivision No. 4; thence South 23°38' East 69.06 feet, more or less, to the point of beginning, containing 0.01 of an acre, more or less.

AS TO TRACT C307 (formerly known as Tract B) conveyed to the United States of America by grant deed dated May 25, 1945 and recorded in Volume 3420 of Deeds at page 568 and by quitclaim deed dated October 29, 1957 recorded in Volume 3420 of Deeds at page 569, County of Sacramento.

CALENDAR PAGE	153
MINUTE PAGE	1663

All those portions of the amended map of Matomas American River Subdivision No. 4, according to the official map thereof, filed in the office of the Recorder of Sacramento County, California, on October 19, 1918, in Book 15 of Maps, Map No. 44, described as follows:

Parcel No. 1: That portion of Lot 6 described as follows:

BEGINNING on the line common to Lots 6 and 71 located North  $0^{\circ}32'30''$  East 575.42 feet from the Southwest corner of said Lot 6; thence East 5.12 feet; thence South  $12^{\circ}44'30''$  West 24.21 feet to the line common to said Lots 6 and 71; thence North  $0^{\circ}32'30''$  East 23.61 feet to the point of beginning, containing 60.45 square feet, more or less.

EXCEPTING THEREFROM: Those portions of Lots 9, 33, 41, 42, 49, 50, 51, 52, 53, 72, and 73, as said lots are shown on the "Amended Map of Matomas American River Subdivision No. 4" filed in the Office of the Recorder of Sacramento County, on October 19, 1918, in Book 15 of Maps, Map No. 44, described as follows:

BEGINNING at the most Southerly corner of said Lot 33; THENCE from said point of beginning along the Southwesterly line of said Lot 33, North  $59^{\circ}52'43''$  West 65.13 feet to the Easterly line of that certain five (5) foot strip of land acquired by the United States of America as Parcel No. 5 in deed dated November 30, 1943, recorded January 15, 1949, in Book 1598 at page 312, Official Records of Sacramento County; thence along said Easterly line the following five courses: (1) South  $00^{\circ}06'14''$  East 725.41 feet; (2) from a tangent that bears South  $00^{\circ}00'43''$  East along a curve to the left with a radius of 925.37 feet, through an angle of  $28^{\circ}19'00''$ , an arc distance of 457.33 feet; (3) South  $28^{\circ}19'43''$  East 70.13 feet; (4) along a tangent curve to the right with a radius of 985.37 feet, through an angle of  $25^{\circ}58'00''$ , an arc distance of 446.57 feet; (5) South  $02^{\circ}21'43''$  East 4.31 feet to a point distant 1125.76 feet Southeast, measured radially from the "B12" line at Engineer's Station "B12" 352+36.73 of the Department of Public Works' Survey on Road 03-Sac-50, P.M. 2.9/12.8; thence leaving said Easterly line, from a tangent that bears North  $02^{\circ}21'43''$  West along a curve to the left with a radius of 500.00 feet, through an angle of  $39^{\circ}41'47''$ , an arc distance of 346.41 feet to a point on the Westerly line of that certain five (5) foot strip of land acquired by the United States of America as Parcel No. 6 in said deed; thence along said Westerly line the following four courses: (1) from a tangent that bears North  $22^{\circ}16'00''$  West along a curve to the left with a radius of 925.37 feet, through an angle of  $06^{\circ}03'43''$ , an arc distance of 97.90 feet; (2) North  $28^{\circ}19'43''$  West 70.13 feet; (3) along a tangent curve to the right with a radius of 985.37 feet, through an angle of  $28^{\circ}19'00''$ , an arc distance of 486.99 feet (said curve being non-tangent at the Northerly terminus); and (4) North  $00^{\circ}06'14''$  West 656.65 feet; thence leaving said Westerly line, North  $16^{\circ}30'15''$  East 68.22 feet; thence along a tangent curve to the left with a radius of 600.00 feet, through an angle of  $16^{\circ}28'28''$ , an arc distance of 172.52 feet; thence North  $00^{\circ}01'47''$  East 79.22 feet to a point on the Easterly line of said Lot 33, said point being the most Northerly terminus of that certain 573.69 foot radius curve on said Easterly line of Lot 33 as shown on said Amended Map of Matomas American River Subdivision No. 4; thence Southerly along the Easterly line of said Lot 33 to the point of beginning, containing 2.17 acres, more or less.



ALSO EXCEPTING THEREFROM: That portion of said Lot 71 lying West of a line parallel with and 51.98 feet Westerly from the East line of said Lot 71; and containing 2.96-acres, more or less.

Total area described above contains 11.82 acres, more or less.

Exceptio- described above contain 5.13 acres, more or less.

Total area Partial Legislative Jurisdiction described above contains 6.69 acres, more or less.

Prepared by: *WPC*  
Checked by: *WPC*  
Typed by: WPC #0810r/jm  
Date: 27 Dec 83

Project: Hather Air Force Base  
Tracts: C301, C302, C303, C304,  
C305 and C307  
Owner: U.S.A  
Acreage: 6.69 acres, more or less

REVIEWED JUNE 13, 1984 BY BOUNDARY INVESTIGATION UNIT  
ROY MINNICK, SUPERVISOR