

**CALENDAR ITEM
C92**

A 10
S 1

10/19/12
W25065
Frey

**CORRECTION TO CALENDAR ITEM C64 OF THE MARCH 8, 1994
STATE LANDS COMMISSION MEETING REGARDING A
RETROCESSION OF JURISDICTION AT
MATHER AIR FORCE BASE, RANCHO CORDOVA, SACRAMENTO COUNTY**

BACKGROUND:

In July 1993 Merrill A. McPeak, General, USAF, Acting Secretary of the Air Force requested then Governor Pete Wilson to accept a retrocession of the United States' exclusive and partial legislative jurisdiction over lands comprising Mather Air Force Base, Rancho Cordova, CA. The letter was accompanied by a land description of Tract A-99 (786.73 acres) and Tract A-100 (4,477.02 acres gross with several parcels excepted out resulting in 4,054.92 acres net). A noticed public hearing mandated by California Government Code section 113 was conducted on December 29, 1993. The notice contained a full and correct description of the lands over which the United States sought a retrocession. Subsequent to this hearing the State Lands Commission accepted the retrocession by Calendar Item C64 on March 8, 1994. A resolution of the Commission's action was duly recorded in the office of the Sacramento County Recorder and the California Secretary of State.

Recently Commission staff discovered that Calendar Item C64 did not contain a complete copy of the description of Tract A-100 over which jurisdiction was to be retroceded by the United States. The portion that was omitted described in part the lands excepted from the intended retrocession. The purpose of this Calendar Item is to correct that omission.

OTHER PERTINENT INFORMATION

The staff recommends that the Commission find that the subject correction to calendar item C64 does not have a potential for resulting in either a direct or a reasonable foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California environmental Quality Act (CEQA).

CALENDAR ITEM NO. **C92** (CONT'D)

Authority: Public Resources Code section 21065 and California Code of regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBITS:

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

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject correction to calendar item C64 is not subject to the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION

1. Delete the Land Description found in Exhibit B of Calendar Item C64 dated March 8, 1994 and replace it with the corrected Land Description contained in Exhibit A to this Calendar Item.
2. Authorize the execution of a corrected Resolution of Acceptance of Retrocession of Legislative Jurisdiction by the Commission's Executive Officer memorializing this correction.
3. Authorize the recordation of the corrected Resolution of Acceptance of Retrocession in the files of the Sacramento County Recorder.

EXHIBIT A

W 25065

LAND DESCRIPTION OF AREA TO BE RETROCEDED

EXCLUSIVE JURISDICTION 786.73 ACRES

MATHER AIR FORCE BASE ORIGINAL RESERVATION TRACT A-99(786.73 ACRES)

Acquired in fee by deed from Natomas Company to the United States, dated and recorded May 17, 1920 in Book of Deeds 531 at page 124, Sacramento County Records.

Beginning at a point, said point being the Northwest corner of a parcel of land known as Subdivision Victor Gardiner, 447 63/100 A., on a map of the southern portion of the Rancho Rio de los Americanos, made by T. J. Arnold., C. E., 1865, on record in the office of the County Recorder of the County of Sacramento, in Book 1 of Maps, page 2; thence North 4° 19' 30" West, 934.7 feet; thence North 4° 13' 30" West, 3,252.6 feet; thence North 4° 23' 00" West, 993.7 feet, to a point in the Southerly line of the so-called Lower Placerville Road; thence North 59° 56' 00" East, 4,492.3 feet, along said Southerly line of said road; thence South 7° 39' 30" East, 2,053.0 feet; thence North 86° 05' 30" East, 2,087.8 feet; thence South 5° 03' 30" East, 4,329.9 feet; thence South 79° 04' 00" West, 6,434.0 feet, to the point of beginning being a part of projected Sections 2, 3, 10, 11, 14 and 15, Township 8 North, Ranch 6 East, M. D. B. & M. Containing 786.73 acres, more or less.

METES AND BOUNDS TO MATHER AIR FORCE BASE BOMBING RANGE, TRACT
A-100 (4,477.02 ACRES)

PARCEL NO. 1. All of Subdivision "Victor Gardiner 447 63/100A", as shown on the on the official "Plat of Subdivisions of the Rancho Rio de los Americanos", recorded in the office of the County Recorder of Sacramento County, April 4, 1866, in Book 1 of Maps, Map No. 2.

PARCEL NO. 2. All of Subdivision "Wm. E. Bryan", as shown on the official "Plat of Subdivisions of the Rancho Rio de los Americanos", recorded in the office of the County Recorder of Sacramento County, April 4, 1866, in Book 1 of Maps, Map No. 2, EXCEPTING THEREFROM the following:

That portion of said subdivision "Wm. E. Bryan" described in that certain Deed dated the 17th day of May, 1920, executed by Natomas Company of California to United States of America, and recorded in the office of the County Recorder of the said County of Sacramento, in Book 531 of Deeds, page 124; containing 1,342.60 acres, more or less.

PARCEL NO. 3. All that portion of subdivision "Wm. Dearing 356 3/100A", as the said subdivision is shown and delineated and so designated upon the official "Plat of Subdivisions of the Rancho Rio de los Americanos", recorded in the office of the County Recorder of Sacramento County, April 4, 1866, in Book 1 of Maps, Map No. 2, more particularly described as follows:

Beginning at the southwesterly corner of said "Wm. Dearing 356 3/100A" subdivision and running thence along the Southerly boundary line thereof East a distance of 31.72 chains; thence North 39° 34' West a distance of 61.60 chains to a point in the Westerly boundary line thereof; thence along said Westerly boundary line South 9° 00' East a distance of 48.08 chains to the point of beginning.

PARCEL NO. 4. Fractional Southeast quarter of Section 12, Township 8 North, Range 6 East, M. D. B. & M.; containing 35 acres, more or less.

The East half of the Northeast quarter, the Southwest quarter of the Northeast quarter, Lot 4 of the Northeast quarter, Lots 2 and 3 of the Northwest quarter, the Southeast quarter, the East half of the Southwest quarter, the Southwest quarter of the Southwest quarter and Lot 1 of the Southwest quarter of Section 13, Township 8 North, Range 6 East, M. D. B. & M.; containing 509.77 acres, more or less.

Lots 1, 2 and 3 of the fractional Southeast quarter of Section 14, Township 8 North, Range 6 East, M. D. B. & M.; containing 49.49 acres, more or less.

PARCEL NO. 5. All that portion of the Northwest one-quarter and of the East one-half of Section 24, Township 8 North, Range 6 East, M. D. B. & M., lying North of the Middle Jackson Road.

PARCEL NO. 6. All that portion of Lots 3 and 4 of the Northwest one-quarter of Section 23, Township 8 North, Range 6 East, M. D. B. & M., lying Northerly of the Middle Jackson Road, and Lot 5 of the Northeast one-quarter, the Northeast one-quarter of the Northeast one-quarter and all that portion of the South one-half of the Northeast one-quarter of Section 23, Township 8 North, Range 6 East, M. D. B. & M., lying Northerly of the Middle Jackson Road.

PARCEL NO. 7. Lots 3 and 4 of the Southeast quarter; the South Half of the Southeast quarter; Lots 1 and 2 of the Southwest quarter and the South half of the Southwest quarter of Section 7, Township 8 North, Range 7 East, M. D. B. & M., and all of Section 18, Township 8 North, Range 7 East, M. D. B. & M.

PARCEL NO. 8. That portion of the West three-quarters of Section 19, Township 8 North, Range 7 East, M. D. B. & M., lying North of the Middle Jackson Road.

Lots 1601 to 1608, both inclusive, as shown on the official "Plat of H. J. Goethe Company's Colony No. 16", recorded in the office of the County Recorder of Sacramento County, April 7, 1904, in Book 5 of Maps, Map No. 39; being the East one-quarter of Section 19, Township 8 North, Range 7 East, M. D. B. & M.

The above Parcels 1 to 8, inclusive, contain approximately 4, 477.02 acres, more or less.

EXCEPTING THEREFROM: (One of two exceptions)

Three tracts of land being portions of those certain parcels of land as described in the Deed from Natomas Company to United States of America dated August 8, 1940 and recorded August 8, 1940 in Book 837, Official Records, at Page 43, records of Sacramento County, Tracts One and Two being in the Rancho Rio de los Americanos (Projected Section Seven (7), Township Eight (8) North, Range Seven (7) East, Mount Diablo Base and Meridian); Tract Three being a portion of Sections Seven (7), Eighteen (18), and Nineteen (19), Township Eight (8) North, Range Seven (7) East, Mount Diablo Base and Meridian; said tracts having a combined area of 338.1 acres, more or less, and being separately described as follows:

Tract One:

Beginning at a point in the north boundary of the Wm. E. Bryan 2,129.33 acre tract as said tract is shown on the Plat of Subdivision of the Rancho Rio de los Americanos recorded April 4, 1866 in Book 1 of Maps at Page 2, records of Sacramento County, said point bears South 71° 50' West 1,155.2 feet from a 60 penny spike marking the northwest corner of Tract 6 of the Division of the Joseph E. Fitzgerald 375.19 acre tract

as shown on the map recorded October 28, 1921 in Book 2 of Record of Surveys, Page 31, records of Sacramento County; thence from said point of beginning and along the north boundary of said Wm. E. Bryan tract North $87^{\circ} 56'$ East 1,139.4 feet to the Northeast corner of said Wm. E. Bryan tract; thence along the east boundary of said Wm. E. Bryan tract South $07^{\circ} 19'$ East 2,589.9 feet; thence leaving said east boundary North $30^{\circ} 09'$ West 2,923.4 feet to the point of beginning; said Tract One contains an area of 33.7 acres, more or less.

Tract Two:

All that certain parcel of land described as Parcel No. 3 in said deed to the United States of America more particularly described as follows: Beginning at an Iron Pipe monument in the westerly boundary of that certain 2,238.274 acre parcel as shown on the Record of Survey map recorded August 7, 1961 in Book 18 of Surveys at Page 4, records of Sacramento County; (said point of beginning also being in the easterly boundary of Tract 6 of the Division of the Joseph E. Fitzgerald 375.19 acre tract as shown on the map recorded October 28, 1921 in Book 2 of Surveys at Page 31, records of Sacramento County); thence from said point of beginning and along the southwesterly boundary of said 2,238.274 acre parcel South $39^{\circ} 44'$ East 4,094.3 feet to an Iron Pipe Monument in the southerly boundary of the Rancho Rio de los Americanos; thence westerly along last said southerly boundary 2,107.6 feet to the Southeast corner of said Joseph E. Fitzgerald Tract; thence along the easterly boundary of said Joseph E. Fitzgerald Tract North $09^{\circ} 15'$ West 3,173.0 feet to the point of beginning; said Tract Two contains an area of 75.7 acres, more or less.

Tract Three:

All that portion of said Sections 7, 18, and 19, said Township and Range, lying east of the following described line:

Beginning at a point in the South boundary of the Rancho Rio de los Americanos that bears South $07^{\circ} 19'$ East 3,477.6 feet and South $89^{\circ} 43'$ East 117.1 feet from a 60 penny spike marking the Northwest corner of Tract 6 of the Division of the Joseph E. Fitzgerald 375.19 acre tract as shown on the map recorded October 28, 1921 in Book 2 of Record of Surveys at Page 31, records of Sacramento County; thence from said point of beginning and leaving said south boundary of the Rancho Rio de los Americanos South $00^{\circ} 19'$ West 96.5 feet to a point tangent to the following curve; thence along a curve to the left with a radius of 520.0 feet an arc distance of 714.4 feet to a point (last said point bears South $39^{\circ} 02'$ East a chord distance of 659.5 feet from the beginning off said curve); thence tangent to the preceding curve South $78^{\circ} 24'$ East 603.0 feet to a point tangent to the following curve; thence along a curve to the right with a radius of 780.0 feet an arc distance of 433.1 feet to a point (last said point bears South $62^{\circ} 29'$ East a chord distance of 427.6 feet from the beginning of said curve); thence tangent to the preceding curve South $46^{\circ} 35'$ East 1713.0 feet to a point tangent to the following curve; thence along a curve to the right with a radius of 780.0 feet an arc distance of 622.7 feet to a point (tangent to the curve at last said point bears South $00^{\circ} 51'$ East;

last said point bears South 20° 43' East a chord distance of 606.3 feet from the beginning of said curve); thence South 00° 17' East 514.2 feet; thence South 00° 51' East 2,000.0 feet; thence South 00° 34' East 5,000.1 feet; thence South 00° 51' East 914.4 feet to a point tangent to the following curve; thence along a curve to the right with a radius of 750.0 feet an arc distance of 121.4 feet to a point (tangent to the curve at last said point bears South 08° 26' West; last said point bears South 03° 48' West a chord distance of 121.3 feet from the beginning of said curve); thence South 06° 10' West 886.8 feet to a point (tangent to the following curve at last said point bears South 08° 26' West); thence along a curve to the left with a radius of 1,215.0 feet an arc distance of 185.5 feet to a point (last said point bears South 04° 03' West a chord distance of 105.3 feet from the beginning of said curve); thence tangent to the preceding curve South 00° 19' East 85.9 feet to a point in the south boundary of said Section 19, said Township and Range; last said point bears North 89° 55' West 664.8 feet from the southeast corner of said Section Nineteen; said Tract Three contains an area of 228.7 acres, more or less.

ALSO EXCEPTING THEREFROM: (Two of two exceptions)

A parcel of land in Sections 23 and 24, Township B North, Range 6 East, M. D. B. & M., County of Sacramento, State of California, described as follows:

Beginning at the center corner of said Section 24; thence, Westerly along the East-West centerline of said Section 24, 2,503.95 feet, more or less, to a point on the Southerly boundary of Mather Air Force Base:

Thence, Northwesterly along said Southerly boundary, 2,533.11 feet; thence, leaving said boundary, S 85° 58' 38" E. 5,377.03 feet;

Thence, Southerly and parallel with the North-south centerline of said Section 24, 1,756.55 feet, more or less, to said southerly boundary of Mather Air Force Base;

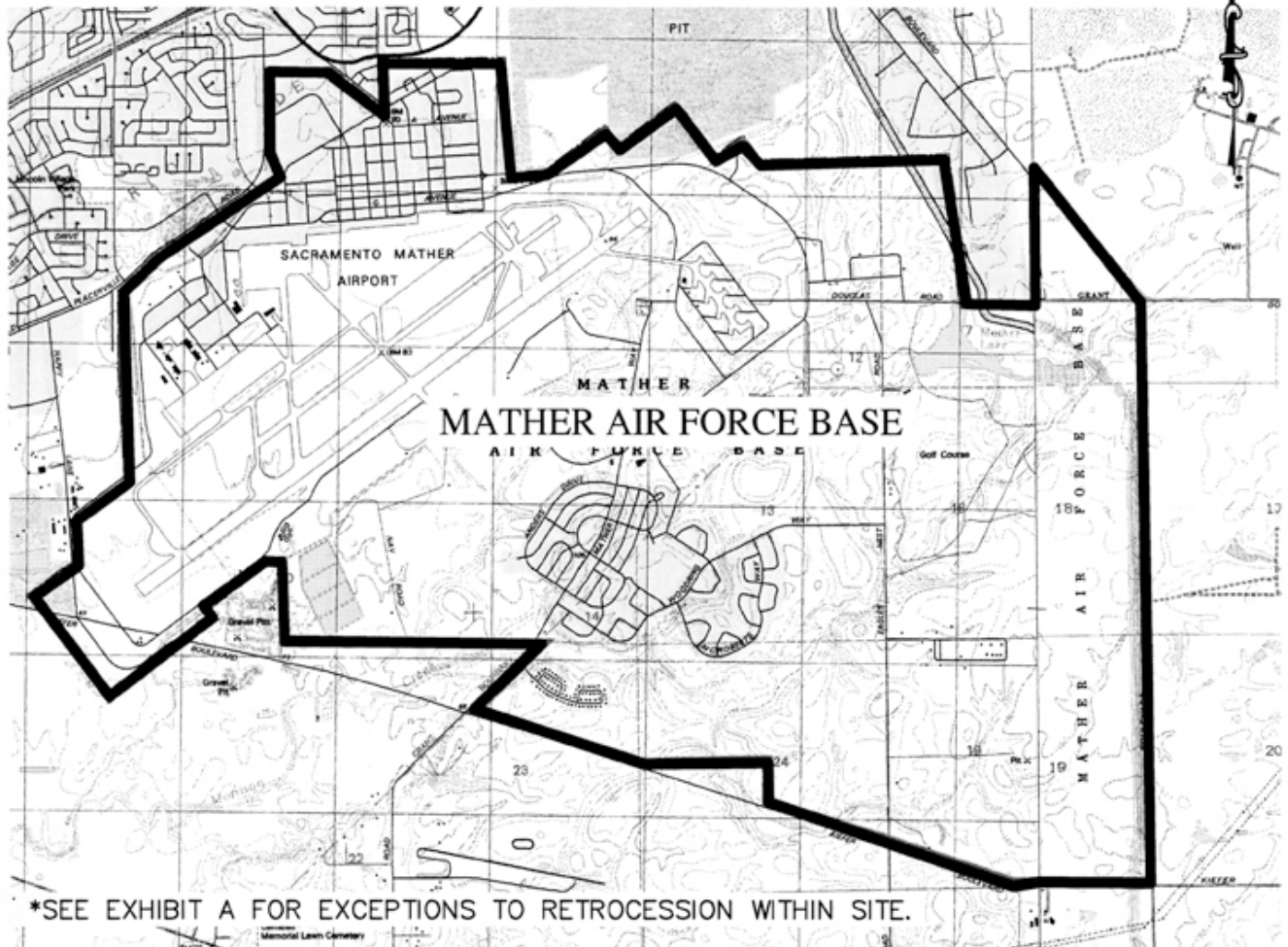
Thence, Northwesterly along said Southerly boundary, 495.44 feet, more or less, to the North-South centerline of said Section 24;

Thence, leaving said Southerly boundary, Northerly along said North-South centerline, 874.51 feet, more or less, to the POINT OF BEGINNING. Containing 84.00 acres, more or less.

Tract A-100 contains 4,054.92 acres, more or less.

NO SCALE

SITE



*SEE EXHIBIT A FOR EXCEPTIONS TO RETROCESSION WITHIN SITE.

MATHER AIR FORCE BASE, RANCHO CORDOVA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit B

W 25065
 MATHER AIR FORCE BASE
 CORRECTED
 RETROCESSION OF
 JURISDICTION
 SACRAMENTO COUNTY



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.