

Staff Report 43

APPLICANT:

City of Los Angeles Department of Water and Power

PROPOSED ACTION:

Issuance of a General Lease – Public Agency Use

AREA, LAND TYPE, AND LOCATION:

Sovereign land located on Owens Lake, Inyo County.

AUTHORIZED USE:

Collection of hydraulic monitoring data and maintenance of existing groundwater wells, piezometers, and flumes.

TERM:

25 years, beginning October 24, 2022.

CONSIDERATION:

The public use and benefit; 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 interests.

SPECIFIC LEASE PROVISIONS:

- The use of groundwater pumped from the sovereign lands subject to this Lease, or any other lands controlled by Lessor, for dust mitigation purposes is not permitted by the terms of this Lease.
- Nothing in this Lease permits groundwater pumping tests. Lessee must submit an application to amend this Lease to request permission to conduct any pumping tests within the lease area. Any such future application would require additional review under the California Environmental Quality Act (CEQA), and any amendment to the Lease requires approval by Lessor's Commission as a discretionary action at a public noticed meeting.

- Lessee will be responsible for the operation, repairs, and maintenance of hydrologic monitoring structures and flow monitoring infrastructure.
- All hydrologic data collected during the term of the lease shall be provided to Lessor no later than 30 days after the data collection is finalized.
- Lessee will provide a report every five years on the status and condition of all authorized improvements.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6216, 6301, 6501.1, and 6503; California Code of Regulations, title 2, sections 2000 and 2003.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

On October 24, 2019, the Commission authorized a General Lease – Public Agency Use to the Applicant for the collection of hydrologic data and continued maintenance of existing groundwater wells, flumes, and piezometers ([Item 43, October 24, 2019](#)). That lease expired on October 23, 2022.

In 2012, the Applicant began the Owens Lake Groundwater Development Program to develop groundwater use for its Owens Lake Dust Mitigation Program. The Applicant anticipated releasing a Draft Environmental Impact Report (DEIR) in 2019 and testing groundwater well TW-East in 2020. The DEIR and TW-East pumping test have been put on hold. In 2020, the Great Basin Unified Air Pollution Control District raised concerns and provided the Applicant comments regarding potential impacts to Vegetated Dune Areas (VDA), located on the east shore of Owens Lake. The Applicant is currently developing resources protection protocols for VDAs and will reengage with Commission staff when the protocols have been developed. The continued collection of hydraulic monitoring data as proposed in the lease will assist the Applicant in developing resources protection protocols and groundwater modeling on Owens Lake.

The lease will specifically prohibit the pumping of groundwater for the use in dust mitigation activities and require the Applicant to share all information collected from the improvements. The proposed lease also prohibits further groundwater pumping tests without additional Commission approval. Any proposed use of groundwater for the Applicant's dust mitigation program or any other use will require environmental review, the submittal of a lease application, and authorization from the Commission.

The use of sovereign land for scientific study and environmental monitoring is generally consistent with the common law Public Trust Doctrine. Such uses provide the public with valuable information and facilitate the development of programs to protect public health and safety and Public Trust resources.

The proposed lease contains provisions to protect or preserve Public Trust uses in the area including but not limited to: (1) a requirement that the Applicant indemnify the State for any liability arising from the lease; (2) that the information collected be shared with Commission staff; (3) a nonexclusivity clause that allows the State to lease the premises for other uses during the lease term. The information collected from the improvements may be used in the future by the Commission to evaluate a future proposal to pump groundwater for dust mitigation on Owens Lake; and requires the Applicant to provide a report every five years on the status and condition of all authorized improvements.

CLIMATE CHANGE:

As stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to flooding, drought, and storms. The lease premises are open lands with low vegetation fuels, and are vulnerable to the aforementioned events, including dust storms, flooding during above average snowmelt and precipitation, and flash flooding from thunderstorms. The lease premises and surrounding land may be vulnerable to these weather events; however, these projected climate change effects are not expected to affect the uses of the leased lands for project activities.

CONCLUSION:

For all the reasons above, staff believes the issuance of this lease will not substantially interfere with Public Trust needs at this location, at this time, and for the foreseeable term of the proposed lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. Approval or denial of the application is a discretionary action by the Commission. Each time the Commission approves or rejects a use of sovereign land, it exercises legislatively delegated authority and responsibility as trustee of the State's Public Trust lands as authorized by law. If the Commission denies the application, the Applicant may be required to remove the authorized

improvements and restore the premises to their original condition. The lessee also has no right to a new lease or to renewal of any previous lease.

2. This action is consistent with the “Leading Climate Activism” and “Meeting Evolving Public Trust Needs” Strategic Focus Areas of the Commission’s 2021-2025 Strategic Plan.
3. 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; California Code of Regulations, title 2, section 2905, subdivision (a)(2).

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

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 2, section 2905, subdivision (a)(2).

PUBLIC TRUST AND STATE’S BEST INTERESTS:

Find that the proposed lease will not substantially interfere with the Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; is consistent with the common law Public Trust Doctrine; and is in the best interests of the State.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the Applicant beginning October 24, 2022, for a term of 25 years, for the collection of hydrologic

monitoring data and maintenance of existing groundwater wells, flumes, and piezometers, as described in Exhibit A, Land Description, and shown on Exhibit B, Site and Location Map (for reference purposes only), attached and by this reference made a part hereof; consideration being the public use and benefit, 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 interests.

EXHIBIT A

LEASE 9597

LAND DESCRIPTION

Fifty-Seven parcels of State-owned sovereign land in the bed of the Owens Lake in the County of Inyo, State of California, being more particularly described as follows:

PARCEL 1 - Test Well Site (Deep & Shallow River Production Wells)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 56°08'33" East, a distance of 33,020.08 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 2 - Test Well Site (River Monitoring Well)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 56°33'47" East, a distance of 33,233.90 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 3 - Test Well Site (DELTA E (1) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 62°40'05" East, a distance of 33,987.93 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 4 - Test Well Site (DELTA E (2) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 68°58'19" East, a distance of 32,264.51 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 5 - Test Well Site (DELTA W (1) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 66°24'13" East, a distance of 38,865.07 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 6 - Test Well Site (DELTAW (3) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 77°45'53" East, a distance of 36,279.69 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 7 - Test Well Site (C5 (3) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 56°29'32" East, a distance of 28,207.67 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 8 – Test Well Site (C5 (2) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 54°43'26" East, a distance of 27,036.42 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 9 – Test Well Site (C5 (1) two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 51°40’20” East, a distance of 25,270.25 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 10 – Test Well Site (4.5 (1) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 59°02’58” East, a distance of 25,636.68 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 11 – Test Well Site (4.5 (2) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 63°59’00” East, a distance of 24,369.35 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 12 – Test Well Site (D.5 (8) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 70°03’59” East, a distance of 23,191.92 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 13 – Test Well Site (D.5 (10) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 73°49’10” East, a distance of 28,187.59 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 14 – Test Well Site (D.5 (9) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 72°13’50” East, a distance of 25,825.41 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 15 – Test Well Site (D.5 (7) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 68°20’38” East, a distance of 21,166.59 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 16 – Test Well Site (6 (1) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 47°40’34” East, a distance of 19,513.87 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 17 – Test Well Site (KEELER (4) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 45°33’49” East, a distance of 13,478.18 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 18 – Test Well Site (STRKW Well Pad)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 15°19’07” East, a distance of 15,464.24 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 19 – Test Well Site (SULFATE (4) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 06°24’05” East, a distance of 16,004.86 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 20 – Test Well Site (I10 (7) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 19°53’40” West, a distance of 15,971.91 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 21 – Test Well Site (J10 (1) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 23°29’39” West, a distance of 22,978.59 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 22 – Test Well Site (J10 (4) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 19°38’04” West, a distance of 22,380.34 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 23 – Test Well Site (K10 (2) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 14°42’28” West, a distance of 26,564.07 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 24 – Test Well Site (K10 (5) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 08°16’05” West, a distance of 23,966.38 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 25 – Test Well Site (L9 (5) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 21°31’54” West, a distance of 26,850.97 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 26 – Test Well Site (L9 (4) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 14°08’36” East, a distance of 27,681.88 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 27 – Test Well Site (L9 (1) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 02°06’54” West, a distance of 31,645.23 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 28 – Test Well Site (South FIP Production & Monitoring Wells)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 18°43’37” East, a distance of 32,157.47 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 29 – Test Well Site (M8 (7) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 26°08’30” East, a distance of 33,596.54 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 30 – Test Well Site (M8 (1) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 03°02’21” East, a distance of 37,712.24 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 31 – Test Well Site (N7 (3) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 07°37’02” East, a distance of 44,108.84 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 32 – Test Well Site (O6 (3) Two 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 12°38’47” East, a distance of 50,261.16 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 33 – Test Well Site (USGS Monitoring Well)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 31°01’15” East, a distance of 47,732.16 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 34 – Test Well Site (P5 (1) 2 inch PVC Pipes)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 16°57’26” East, a distance of 56,743.78 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 35 – Test Well Site (S3 (6) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 29°03’11” East, a distance of 60,045.36 feet; thence along the following described courses:

South 00°00’00” West, 100.00 feet;
South 90°00’00” West, 100.00 feet;
North 00°00’00” East, 100.00 feet;
North 90°00’00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 36 – Test Well Site (Q4 (7) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 23°52'48” East, a distance of 62,801.47 feet; thence along the following described courses:

South 00°00'00” West, 100.00 feet;
South 90°00'00” West, 100.00 feet;
North 00°00'00” East, 100.00 feet;
North 90°00'00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 37 – Test Well Site (S3 (2) 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 24°26'05” East, a distance of 69,604.96 feet; thence along the following described courses:

South 00°00'00” West, 100.00 feet;
South 90°00'00” West, 100.00 feet;
North 00°00'00” East, 100.00 feet;
North 90°00'00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 38 – Test Well Site (S3 (3) Two 2 inch PVC Pipe)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 25°32'04” East, a distance of 67,058.65 feet; thence along the following described courses:

South 00°00'00” West, 100.00 feet;
South 90°00'00” West, 100.00 feet;
North 00°00'00” East, 100.00 feet;
North 90°00'00” East, 100.00 feet to the POINT OF BEGINNING.

PARCEL 39 – Test Well Site (DWP 5)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 20°08'50” East, a distance of 30,282.98 feet; thence along the following described courses:

North 90°00'00” West, 150.00 feet;
South 00°00'00” West, 150.00 feet;
South 90°00'00” East, 150.00 feet;
North 00°00'00” East, 150.00 feet to the POINT OF BEGINNING.

PARCEL 40 – Test Well Site (DWP 6)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 25°04'18” East, a distance of 49,652.09 feet; thence along the following described courses:

North 90°00'00” West, 150.00 feet;
South 00°00'00” West, 150.00 feet;
South 90°00'00” East, 150.00 feet;
North 00°00'00” East, 150.00 feet to the POINT OF BEGINNING.

PARCEL 41 – Test Well Site (DWP 7)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 29°18'37” East, a distance of 70,591.86 feet; thence along the following described courses:

North 90°00'00” West, 150.00 feet;
South 00°00'00” West, 150.00 feet;
South 90°00'00” East, 150.00 feet;
North 00°00'00” East, 150.00 feet to the POINT OF BEGINNING.

PARCEL 42 - Flume Site (Kaiser Permanente Spring)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 39°46'43" East, a distance of 56,497.00 feet; thence along the following described courses:

North 74°34'21" West, 50.00 feet;
South 15°25'39" West, 50.00 feet;
South 74°34'21" East, 50.00 feet;
North 15°25'39" East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 43 - Flume Site (The Duke Spring)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 39°01'03" East, a distance of 57,630.54 feet; thence along the following described courses:

South 53°18'34" West, 50.00 feet;
South 36°41'26" East, 50.00 feet;
North 53°18'34" East, 50.00 feet;
North 36°41'26" West, 50.00 feet to the POINT OF BEGINNING.

PARCEL 44 – Flume Site (PPG Flowing Well)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 80°55'38" East, a distance of 43,517.20 feet; thence along the following described courses:

North 77°13'50" West, 50.00 feet;
South 12°46'10" West, 50.00 feet;
South 77°13'50" East, 50.00 feet;
North 12°46'10" East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 45 – Flume Site (Tubman Cement Pond)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 7°50’00” East, a distance of 46,652.34 feet; thence along the following described courses:

South 24°58’59” West, 50.00 feet;
South 65°01’01” East, 50.00 feet;
North 24°58’59” East, 50.00 feet;
North 65°01’01” West, 50.00 feet to the POINT OF BEGINNING.

PARCEL 46 – Flume Site (Northwest Spring)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 83°04’36” East, a distance of 40,711.22 feet; thence along the following described courses:

North 73°53’06” West, 50.00 feet;
South 16°06’54” West, 50.00 feet;
South 73°53’06” East, 50.00 feet;
North 16°06’54” East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 47 – Test Well Site (P1 – Northwest Spring Piezometer)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 81°57’24” East, a distance of 43,354.63 feet; thence along the following described courses:

North 90°00’00” West, 50.00 feet;
South 00°00’00” West, 50.00 feet;
South 90°00’00” East, 50.00 feet;
North 00°00’00” East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 48 – Test Well Site (P2 – Cottonwood Spring Piezometer)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 58°41'51” East, a distance of 43,871.94 feet; thence along the following described courses:

North 90°00'00” West, 50.00 feet;
South 00°00'00” West, 50.00 feet;
South 90°00'00” East, 50.00 feet;
North 00°00'00” East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 49 - Test Well Site (P3 – Ash Creek Piezometer)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 40°10'57” East, a distance of 55,705.39 feet; thence along the following described courses:

North 90°00'00” West, 50.00 feet;
South 00°00'00” West, 50.00 feet;
South 90°00'00” East, 50.00 feet;
North 00°00'00” East, 50.00 feet to the POINT OF BEGINNING.

PARCEL 50– Test Well Site (TW-1 West)

That certain lot, piece or parcel of land located in the Northwest Quarter of Section Six, Township Seventeen South, Range Thirty Seven East, M.D.B. &M., in an unincorporated portion of the County Inyo, State of California, more particularly described as follows:

COMMENCING at Northwest Corner of said Section Six, said corner being marked by a 2 ½ inch iron pipe with a galvanized cap as shown on a Record of Survey recorded in Book 11 Record of Surveys Map at Page 88 in the Inyo County Recorder's Office; thence South 52°04'54” East, 3,082.61 feet more or less to the POINT OF BEGINNING; thence along the following described courses:

North 90°00'00” East, 150.00 feet;
South 00°00'00” West, 150.00 feet;
North 90°00'00” West, 150.00 feet to a point from which a 2 inch iron pipe in a rock mound being the Southwest Corner of Section 36, Township Sixteen South, Range Thirty Six East as shown on a Parcel Map recorded in Book 1 of Parcel Maps at page 46 in said Recorder's Office, bears North 49°56'49” West, 3,177.00 feet more or less; thence North 00°00'00” East, 150.00 feet to the POINT OF BEGINNING.

PARCEL 51 – Test Well Site (TW-2 East)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped "MM #58", as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears South 79°46'07" East, a distance of 27,781.51 feet; thence along the following described courses:

North 90°00'00" West, 100.00 feet;
North 00°00'00" West, 100.00 feet;
North 90 °00'00" East, 100.00 feet;
South 00°00'00" West, 100.00 feet to the POINT OF BEGINNING.

PARCEL 52 – Test Well Site (MW-5)

That certain lot, piece or parcel of land located in the Northwest Quarter of Section Six, Township Seventeen South, Range Thirty Seven East, M.D.B. &M., in an unincorporated portion of the County Inyo, State of California, more particularly described as follows:

COMMENCING at Northwest Corner of said Section Six, said corner being marked by a 2 ½ inch iron pipe with a galvanized cap as shown on a Record of Survey recorded in Book 11 Record of Surveys Map at Page 88 in the Inyo County Recorder's Office; thence South 81°09'15" East, 1,791.50 feet more or less to the POINT OF BEGINNING; thence along the following described courses:

North 90°00'00" East, 150.00 feet;
South 00°00'00" West, 150.00 feet;
North 90°00'00" West, 150.00 feet to a point from which a 2 inch iron pipe in a rock mound being the Southwest Corner of Section 36, Township Sixteen South, Range Thirty Six East as shown on a Parcel Map recorded in Book 1 of Parcel Maps at page 46 in said Recorder's Office, bears North 76°29'04" West, 1,820.06 feet more or less; thence North 00°00'00" East, 150.00 feet to the POINT OF BEGINNING.

PARCEL 53 – Test Well Site (Trucksticker)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 02°45’01” East, a distance of 40,947.98 feet; thence along the following described courses:

South 00°00’00” West, 200.00 feet;
South 90°00’00” West, 200.00 feet;
North 00°00’00” East, 200.00 feet;
North 90°00’00” East, 200.00 feet to the POINT OF BEGINNING.

PARCEL 54 – Test Well Site (Whiskey Springs)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 12°45’54” East, a distance of 51,530.22 feet; thence along the following described courses:

South 00°00’00” West, 200.00 feet;
South 90°00’00” West, 200.00 feet;
North 00°00’00” East, 200.00 feet;
North 90°00’00” East, 200.00 feet to the POINT OF BEGINNING.

PARCEL 55 – Test Well Site (Wahoo Springs)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 24°04’43” East, a distance of 69,045.96 feet; thence along the following described courses:

South 00°00’00” West, 200.00 feet;
South 90°00’00” West, 200.00 feet;
North 00°00’00” East, 200.00 feet;
North 90°00’00” East, 200.00 feet to the POINT OF BEGINNING.

PARCEL 56 – Test Well Site (Sulfate Flowing Well)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 17°16'53" East, a distance of 16,103.49 feet; thence along the following described courses:

South 00°00'00" West, 200.00 feet;
South 90°00'00" West, 200.00 feet;
North 00°00'00" East, 200.00 feet;
North 90°00'00" East, 200.00 feet to the POINT OF BEGINNING.

PARCEL 57 – Flume Site (Cottonwood Creek)

BEGINNING at a point from whence Mineral Monument No. 58, a white marble stone monument with a metal plate cross stamped “MM #58”, as said monument is shown on that map filed in Book 11, of Record of Surveys at page 7, Official Records of the County of Inyo, State of California, bears North 58°53'34" East, a distance of 43,737.35 feet; thence along the following described courses:

South 00°00'00" West, 100.00 feet;
South 90°00'00" West, 100.00 feet;
North 00°00'00" East, 100.00 feet;
North 90°00'00" East, 100.00 feet to the POINT OF BEGINNING.

The Bearings used in this description are on the California Coordinate System, NAD83, (CCS83/92), Zone 4. The Coordinate values, in U.S. Survey Feet, of said Mineral Monument No. 58, also known as Triangulation Station “Keeler” are: Northing 2,064,076.37 feet, Easting 6,890,187.91 feet. All distances shown herein are grid distances in U.S. Survey Feet. To obtain ground surface distances, multiply the distances shown by 1.000228742.

END OF DESCRIPTION

 7-25-22

Andrew R. Swanson, L.S. 9114



NO SCALE

SITE

**HYDROLOGIC MONITORING
EQUIPMENT
PARCEL 1 thru PARCEL 57**

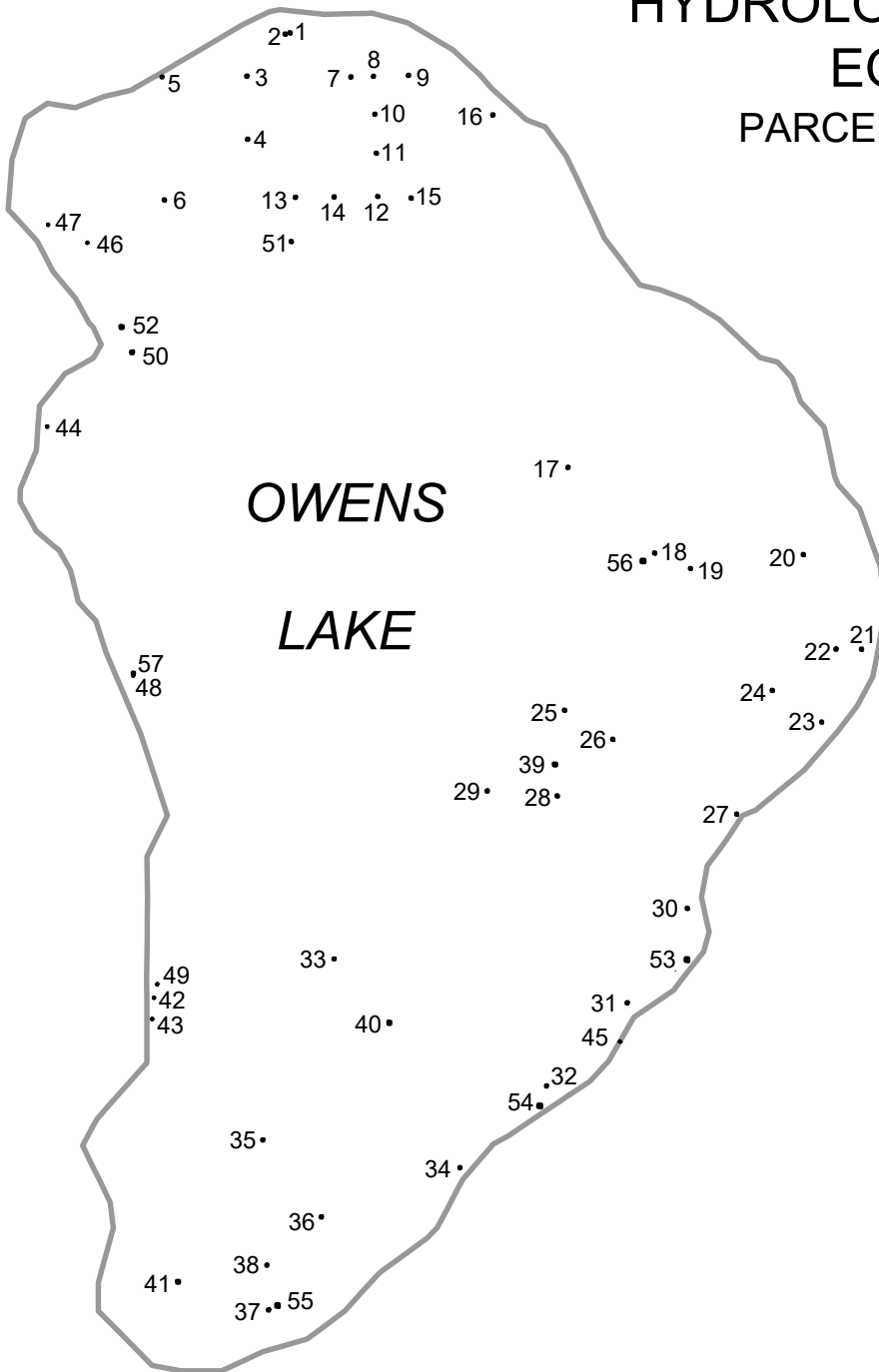


Exhibit B
 LEASE 9597
 LADWP
 GENERAL LEASE-
 PUBLIC AGENCY USE
 INYO COUNTY



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.

TS 07/25/2022