

MINUTE ITEM

5/27/71  
AMB

15. SALE OF VACANT SCHOOL LAND, APPLICATION NO. 178, RIVERSIDE LAND DISTRICT, KERN COUNTY, STATE DIVISION OF HIGHWAYS - RA 178.

After consideration of Calendar Item 20 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE, AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA;
2. FINDS THAT A PORTION OF LOT 1 OF SECTION 28, T. 11 N., R. 12 W., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$11,200, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(a) OF THE COMMISSION'S REGULATIONS;
4. AUTHORIZES TERMINATION OF PRC 4524.2 UPON ISSUANCE OF PATENT TO THE DEPARTMENT OF PUBLIC WORKS.

Attachment:

Calendar Item 20 (5 pages)

CALENDAR ITEM

5/71

20.

RA 178  
AMB

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 178, RIVERSIDE  
LAND DISTRICT, KERN COUNTY, STATE DIVISION OF HIGHWAYS

On September 16, 1970, an offer was received from the State Department of Public Works, Division of Highways, to purchase a portion of Lot 1 of Section 28, T. 11 N., R. 12 W., S.B.M., containing 10.20 acres more or less in Kern County (see Exhibit "A").

The applicant, in writing, offered \$1,100 per acre for a total of \$11,200.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation and concurs with the Division of Highway's value of \$1,100 per acre for a total value of \$11,200.

In accordance with Section 6371, Part 1 of Division 6 of the Public Resources Code, the Division has found that this sale is necessary for the health, welfare, and safety of the people of the State of California, substantiation of which is evidenced by the information in Exhibit "B". In compliance with Section 6373, the recipient of the land embraced in this sale has submitted a general plan for the use of the subject land to be transferred, including comments of other State and county agencies (see Exhibit "B").

The Division of Highways has determined that it is necessary to purchase the State land for the purposes of a freeway and adjacent frontage road.

A right of entry permit was issued by the Commission on September 21, 1970 (PRC 4524.2), giving Highways the right and privilege of going upon the property, pending consummation of final purchase, for the purpose of construction and protection of a public highway. The right of entry no longer will be necessary after the patent is issued.

The Property

Location: 2.5 miles south of Mojave 11.0 miles north of Rosamond.

Access: Jeep trail over public land.

Water: None.

Terrain: Flat, with cover of creosote brush and Joshua trees.

Highest and best use: Speculative desert residential.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS SALE IS NECESSARY FOR THE HEALTH, WELFARE, AND SAFETY OF THE PEOPLE OF THE STATE OF CALIFORNIA;

CALENDAR ITEM 20. (CONTD.)

2. FIND THAT A PORTION OF LOT 1 OF SECTION 28, T. 11 N., R. 12 W., S.B.M., AS DESCRIBED IN EXHIBIT "A" ATTACHED, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR THE TOTAL APPRAISED PRICE OF \$11,200, WITHOUT ADVERTISING, AS AUTHORIZED BY SECTION 2302(2) OF THE COMMISSION'S REGULATIONS;
4. AUTHORIZE TERMINATION OF PRC 4524.2 UPON ISSUANCE OF PATENT TO THE DEPARTMENT OF PUBLIC WORKS.

Attachments: Exhibits "A" and "B"

EXHIBIT "A"

That portion of Lot 1 of Section 28, T. 11 N., R. 12 W., San Bernardino Meridian, in Kern County, State of California, bounded and described as follows:

Beginning at the Southeast corner of said Lot 1 which lies distant S.  $88^{\circ} 43' 09''$  W., 1325.68 feet from the U.S.G.L.O. concrete monument with brass cap marking the South quarter corner of said section, said Southeast corner also lies distant S.  $88^{\circ} 43' 09''$  W., 154.88 feet from Engineer's Station 696+81.05 on the baseline of the State Department of Public Works' survey for State freeway in Kern County from 1.2 miles North of Rosamond to 2.1 miles South of Mojave Road 9-Ker-14-PM 4.2/14.0; THENCE (1), from said point of beginning, along the South line of said Lot 1, S.  $88^{\circ} 43' 09''$  W., 68.11 feet; thence (2) N.  $20^{\circ} 56'$  W., 1424.74 feet to the North line of said Lot 1; thence (3) along said North line, N.  $88^{\circ} 38' 52''$  E., 593.68 feet to the Northeast corner of said Lot 1; thence (4) along the East line of said Lot 1, S.  $0^{\circ} 41' 53''$  W., 1343.34 feet to the point of beginning, containing 10.20 acres, more or less.

This conveyance is made for the purposes of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights appurtenant to grantor's remaining property in and to said freeway, provided, however, that said remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority. The construction of said frontage road may be deferred for an indefinite period of time. Until said frontage road is constructed, said remaining property shall be landlocked and without any direct access to the freeway and grantors hereby relieve grantee of any liability to provide access to the remaining landlocked property.

Bearings above are grid bearings of the California Coordinate System, Zone 5. Distances are ground distances.



EXHIBIT "B"ENVIRONMENTAL FACT SHEET

9-Ker-14-4.2/14.0

From 1.8 mi. N of Rosamond Blvd.  
to 2.8 miles S of the S Jct. of  
Rte 58 at Mojave  
09201 019821

Application 178 Riverside

PROJECT DESCRIPTION

The project description is "In Kern County from 1.8 miles north of Rosamond Blvd. to 2.8 miles south of the south junction Route 58 at Mojave".

This project provides for the construction of a 4-lane divided freeway on new alignment with three interchanges.

STATUS OF PROJECT DEVELOPMENT

- A. Public Hearing - Date of hearing 7-15-57
- B. Route Adoption dated 11-25-57
- C. Freeway Resolution dated 11-25-57
- D. Freeway Agreement dated 3-3-59 (Kern Co.)
- E. Right of Way - Type 3 certifications made in March 1971
- F. Construction - This project is scheduled for advertising in May, 1971

COORDINATED PLANNING

This project was presented with exhibits and a verbal presentation to the Kern County Advisory Commission on 10-7-69. Fifteen members were in attendance and the project was given the Commission's approval by individual vote.

The project is located in a very sparsely populated desert area and there are no local communities directly involved or bypassed. In addition, there are no public parks, recreation areas, wildlife and water fowl refuges or historic sites, that will be either directly or indirectly affected by this project.

The Department of Fish and Game was notified on 3-28-69 and there are no fish or wildlife resources in this area.

ENVIRONMENTAL IMPACT

The route traverses a very sparsely populated portion of the arid, low desert terrain from about 2 miles north of the community of Rosamond to about 3 miles south of the City of Mojave. Vegetation consists only of the low desert sage and some Joshua trees.

EXHIBIT "B" (CONTD.)

Since the freeway will be on new alignment, it will have some relative long term impact in two respects. First, it will create a new highway scar in a relatively undisturbed area and secondly, experience in this area has indicated that any disturbance of the sparse ground cover can create a condition conducive to blowing sand. Since the freeway vertical alignment, in general, follows the roll of the ground and only low cuts and fills will be required, the scar created is considered minimized and at a tolerable level for the area traversed.

To prevent material sites from being developed adjacent to the right of way, thus increasing the total scar, the Contract Special Provisions will require that no material sites shall be developed within 1000 feet of any roadway and in addition any material sites developed are to be shaped by contouring and seeding.

Noise pollution, since the area is unpopulated, is of no consequence at the present time. It is, however, anticipated that development will gradually occur in this area. Very flat freeway grade lines combined with wide right of way which will allow dissipation of noise level will at most create only very limited impact in the long range environmental effects.

BENEFIT TO PUBLIC

This section of freeway will provide greater safety and welfare to the travelling public between Rosamond and Mojave by eliminating three (3) major "T" intersections and several points of cross traffic over well travelled State Highway 14, the main route of travel to Bishop, Mammoth, etc., from Southern California.