

LAND FOR SALE

ANTELOPE VALLEY / EAST KERN COUNTY

FRONTAGE ON
CALIFORNIA STATE HIGHWAY 58
AT THE INTERCHANGE WITH THE ROAD INTO THE
NORTH GATE of EDWARDS AIR FORCE BASE

Parcel 1 of Certificate of Compliance**

APN 234-350-12

CH PD (Highway Commercial Precise Development Combining)*

- CH zoning is designated to areas for uses and services normally associated with the traveling public.
 - The CH District is located adjacent to a major high way.
- The CH District is intended to promote a unified grouping of travel-oriented uses, such as gas stations, restaurants, and motels.

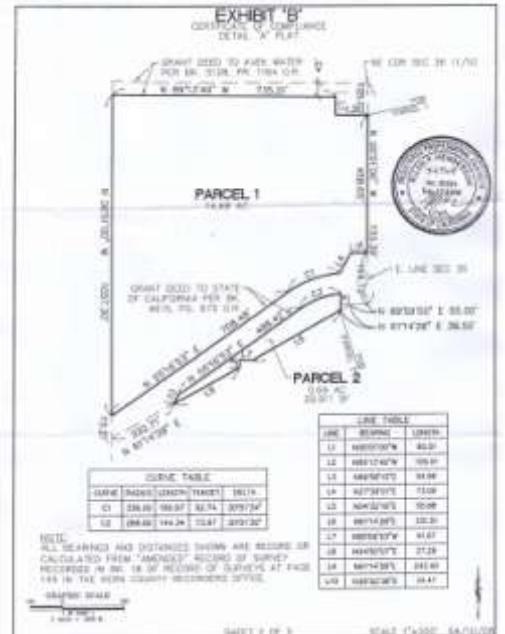
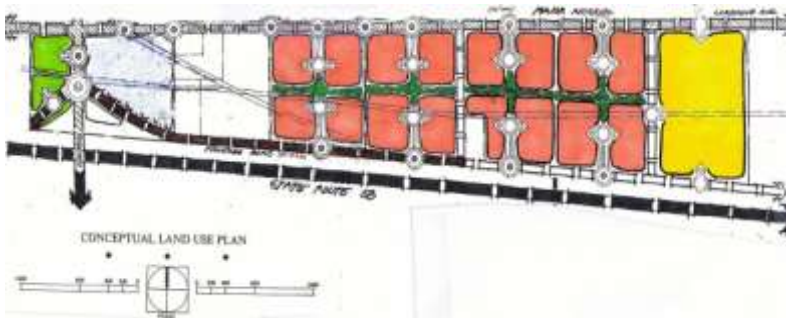
[Kern County Highway Commercial \(CH\) District](#)

[Kern County Precise Development \(PD\) Combining District](#)

APN 234-350-12

14.68 Acres

Green Portion of Conceptual Land Use Plan [Parcel 1 Certificate of Compliance**]



The offered parcels are adjacent to Highway 58's interchange ([Google Map](#)) with Rosamond Boulevard (aka Muroc Road), which runs south from that interchange to the north gate of Edwards Air Force Base, and connects via the foregoing interchange's overpass to proposed Northgate Boulevard (superseding the portion of 140th Street East along the east boundary of the offered parcel), which runs north from that interchange.

A cul-de-sac of a paved Highway 58 frontage road maintained by Kern County runs across the southern portion of the offered parcel.

* Changed from zoning classification A-1 (Limited Agricultural) pursuant to Ordinance G-6183, adopted in Board of Supervisors Resolution 95-137 on March 27, 1995, which resolution also includes approval of an *ad hoc* Negative Declaration and adoption of the *ad hoc* [Mitigation Monitoring Programs](#) attached as EXHIBIT A to that resolution.

** Certificate of Compliance recorded as Instrument Number 0208160227 on October 10, 2008.



Highway 58's current on/off ramps at interchange with Muroc Road [Interchange R/W Record Map](#)



Photograph of Interchange Ramp (east of parcel) onto Westbound Highway 58



SCE North Muroc Sub-Station

Southern California Edison's North Muroc Sub-Station is located on the 105' X 75' rectangle (Assessor Parcel 234-350-05, owned by SCE) in the northeast corner of the offered parcel. A photo of that substation appears below.

Southern California Edison also has two powerline [easements](#) over the offered parcel.

Natural Gas Pipeline Easements

Pacific Gas & Electric, Mojave Pipeline Company and Kern River Gas Transmission Company own [easements](#) over the offered parcel. PG&E provides gas service to Edwards Air Force Base, which is located across Highway 58, south of the offered parcel.

Water Supply and Sewage Disposal

Installing an appropriate water well system and private septic system on the offered parcel will be necessary in order to obtain (1) approval by the Kern County Environmental Health Services Department ("[EHSD](#)") of the method of water supply and sewage disposal, and (2) drinking water supply permits for any public drinking water system from the California Department of Public Health's Drinking Water Program ([DWP](#)).

The north feeder line of the Antelope Valley/East Kern Water Agency ("[AVEK](#)"), a California State Water Project contractor, lies within an east-west strip of land running along the offered parcel's north boundary.

BNSF Railway Company *Edwards [979.1]* Rail Yard

BNSF Railway Company owns three parcels adjacent to its east-west railroad line at its [Edwards](#) rail yard location, approximately one-third mile south of the offered parcel.

This property is brokered by
Marilyn Johnson Prewoznik, Realtor®
(Broker is the owner of the offered property)
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