

# Newberry Springs FD

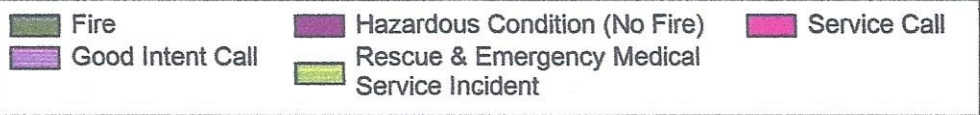
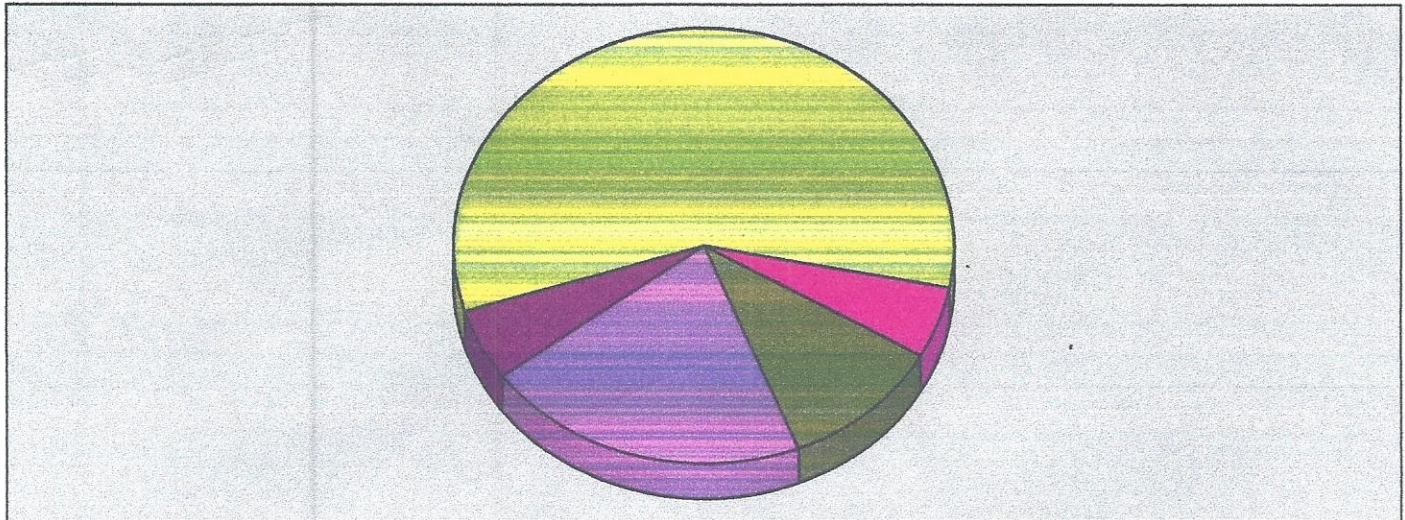
Newberry Springs, CA

This report was generated on 4/19/2021 4:04:05 PM



## Major Incident Types by Month for Date Range

Start Date: 03/01/2021 | End Date: 03/31/2021



INCIDENT TYPE	MAR	TOTAL
Fire	2	2
Good Intent Call	4	4
Hazardous Condition (No Fire)	1	1
Rescue & Emergency Medical Service Incident	11	11
Service Call	1	1
<b>Total</b>	<b>19</b>	<b>19</b>

### NEWBERRY SPRINGS FIRE DEPT REPORT MARCH 2021

#### \*TRAINING IN HOUSE:

12 hours of training on: wildland training (as we approach fire season, this will be our main trainings through the summer time)

20 hours of in-house class time of Driver Operator 1b

2 hours of full rig checkouts & light maintenance

#### \*MUTUAL TRAININGS:

6 hours with Yermo, Driver Operator 1a, & 1b. WT392 was used for pumping.

FTT 2 hours of wildland training MCLB were the instructors @ Daggett's riverbottom

#### \*CALL VOLUME & RESPONSE:

19 calls for the month of March

8 missed calls- MCLB, & Desert Ambulance covered all calls

#### \*STATION 392:

Electrical work was postponed due to needing more than one quote as of today

4/20/21 waiting for companies to get back to me.....

Fuel Station: We have received the fuel-keys. We're still using credit card for fuel.

#### \*BUNKING QUARTERS!

We have come across a few living quarters that we can purchase & setup. The ones we would like to look into is Seavan living containers that are fitted with bedrooms, kitchen, & bathroom. It will slide right in to an area, next to fire station-septic & electrical, ready to go.

We have an opportunity to bring in academy firefighters to get their hours to go to full time jobs, & we could benefit with certified firefighters/EMT's, & NSFD could be paid.... Once I get confirmation on this, I will bring it to the board for permission.

Civic Hub/Community Center - Available-Property Report

Prepared for the Newberry CSD Board of Directors

April 28, 2021



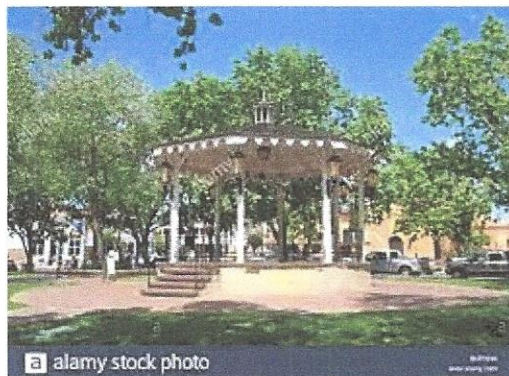
## Executive Summary

This report was prepared for the Newberry CSD Board of Directors by Directors Unger and Roberts to facilitate the CSD Board's evaluation and discussion of possible properties upon which to construct a new Civic Hub containing a new Community Center, Fire Department, Park and possibly, a Small Business center, as described in the Civic Hub Strategic Plan approved on February 23, 2021. Building this new facility will improve and centralize the delivery of authorized CSD services and, as much as allowed by the CSD's LAFCO authorizations, to enable the availability of leased land for use by small commercial businesses, as desired by the community. Examples of such small business services include, but are not limited to, grocery store, auto mechanic, medical clinic, coffee shop, small business office center, ice cream parlor, sheriff substation, general store, etc.

## Contents

The contents of this report include

- A list of the currently-available tax-sale properties
- A summary and discussion of the most promising of the currently-available tax-sale properties
- A list of currently-available realtor-offered and private landowner offered properties
- A summary and discussion of the most promising of the currently-available realtor and private landowner offered properties.



TAX SALE PROPERTY CANDIDATE PARCELS

(From Newberry Map Books 521, 528, 531 and 532)

NOTE: Yellow highlighted properties are discussed further in the following Summary section.

TAX SALE PARCEL ITEM #	PARCEL #	SIZE (ACRES)	PRICE \$	LOCATION/DESCRIPTION
<b>MAP BOOK 521</b>				
4179	052103131	40.00	5600	In the mountains at South end of Minneola (not suitable)
4180	052107108	2.38	5900	6 Parcels East from Spyrock on South side of Dogwood
4181	052108223	2.50	5000	4 parcels East of Spyrock on North side of Elkhorn
4182	052110111	10.00	1750	Newberry Mountains South of the 40, West of quarry road (not suitable)
<b>MAP BOOK 528</b>				
4183	052808131	5.00	2300	1000 ft. South of National Trails; between Madonna Way and Poniente Drive (North of the Transfer Station)
4184	052809104	1.92	1400	On National Trails (N. side); East of Monaco St.; 1500 ft West of Baghdad Café
4185	052812102	8.35	2000	2 blocks (about 1800 ft.) directly East of current CSD Building on North side of Old Trails Rd. (Possible marijuana grow on next parcel to the East and possible contamination from the nearby <b>likely still-contaminated</b> Ray Jackson properties across street
4186	052812114	11.68	2750	South side of Old Trails Rd.; immediately East of the adjacent and <b>likely still-contaminated</b> 71-acre Ray Jackson property across the street from the current CSD Building
4187	052812125	71.0	15000	This is the <b>likely still-contaminated</b> 71-acre Ray Jackson property directly

				across the street, East of the current CSD building
4188	052819205	2.60	13,100	North of National Trails and immediately South of the eastbound Fort Cady offramp of Hwy 40
4189		0.55	1750	North side of National Trails; approx. ½ mi. West of Fort Cady offramp of Hwy 40
<b>MAP BOOK 531</b>				
4202	053111108	4.70	2200	1 mi. East of Harvard on Fairview
4203	053113117	10.00	5600	On the West side of Ft. Cady Rd. at Prism Ave. This is North of the 40 freeway however lack of a railroad crossing forces access from Newberry Road. Property is 3.75 miles by Road from Newberry and Fairview Roads.
4204	053113133	5.00	2000	South of Fairview and West of Ft. Cady
4205	053113149	7.04	9300	½ mi. West of Ft. Cady and fronting the railroad tracks
4206	053123170	4.36	2700	? West of Mt. View, 800 ft. North of Black Butte; just East of ski lake
4207	053132205	2.50	4100	On Temescal, 1/3 mi. East of Malibu
4208	053133102	5.20	19650	Near Southwest corner of Temescal and Tujunga; appears to have a residence on property and formerly a large lake. May now have a marijuana growing operation.
<b>MAP BOOK 532</b>				
4209	053209159	4.34	2150	North of Valley Center and East of Newberry Rd. at Sommerset Road and Poplar Drive. Close to St. Antony Church
4212	053224105	4.27	2300	1050 ft. West of Newberry Rd. on (unpaved) Mendocino Rd. (nearest parcel to Newberry Rd. and Valley Center)

## TOP TAX-SALE PROPERTY CANDIDATES

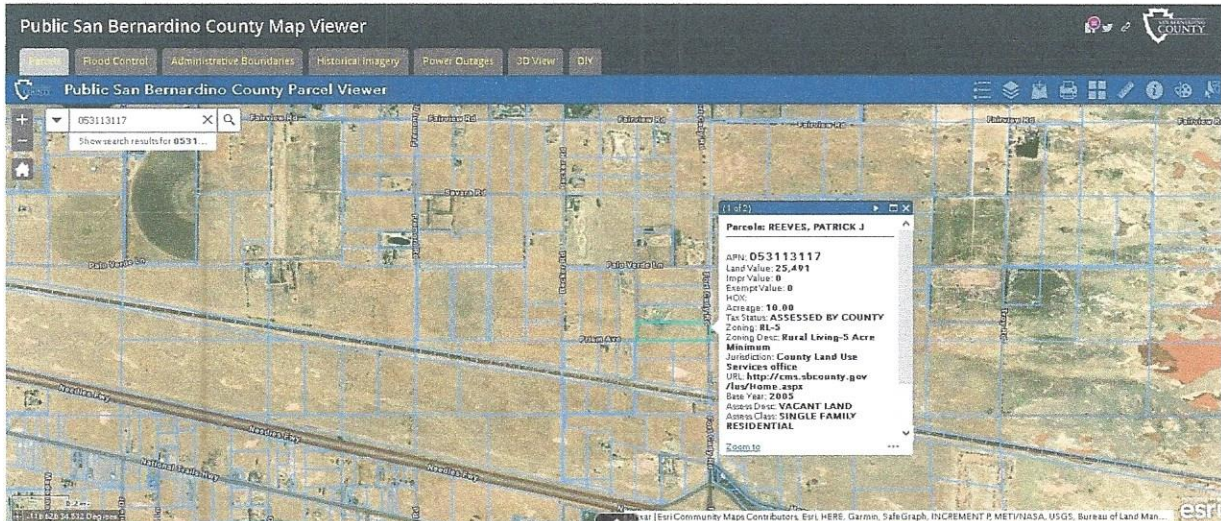
Tax-sale properties were evaluated on the following characteristics:

1. Size – A minimum of approximately 10 acres.
2. Location – As near to Newberry Road as possible.
3. Price – The lower, the better.
4. Freedom from known liabilities (contamination, earthquakes or other liabilities)

## SUMMARY OF TOP TAX-SALE PROPERTIES

The evaluation of all available tax-sale properties in Newberry yielded disappointing results. Although prices were attractive, often in the low thousand-dollar range, all of the available properties were either too small (5 acres or less), too far away from the center of Newberry, or had a history of unaddressed chemical contamination that present substantial liability issues. Although all of the following properties have notable disadvantages, the “best” (to use the term loosely) of them are as follows:

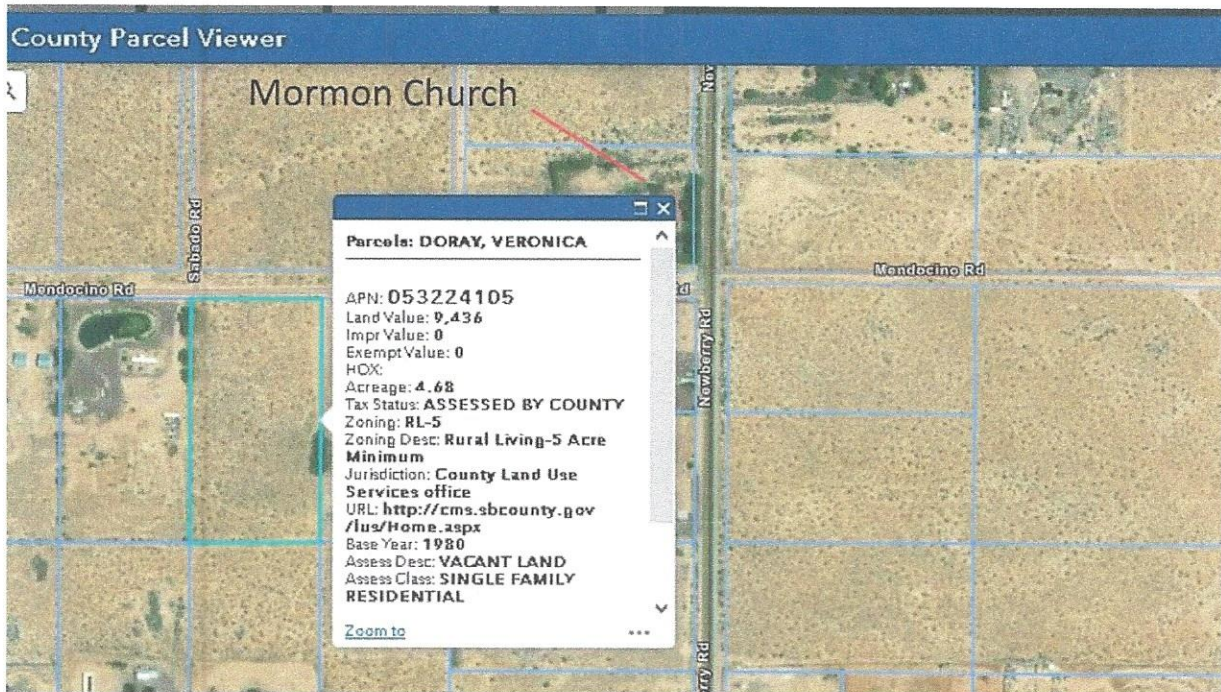
1. Parcel #**053113117**, a 10-acre parcel on **Fort Cady Road** at **Prism Avenue** that is available for a price of \$5600. The parcel is shown on the following parcel map. The rather obvious downside to this parcel is the location. It is located 3.75 road miles east and south of Newberry Road and north of the Burlington Northern Santa Fe railroad tracks. It is accessible from central Newberry only via Fairview Road off of Newberry Road. There is no direct access from National Trails Highway because there is no railroad crossing at Fort Cady Road. This location would lengthen Fire Department response times considerably. Further, the location is not convenient for access by either Newberry residents or by tourists and travelers.



### *Fort Cady Road Tax Sale Parcel*

2. Parcel #**053224105**, a 4.27-acre parcel on **Mendocino Road**, 1050 feet. **west of Newberry Road** (just west of the Mormon Church). The advantages of this parcel include a) of all the tax-sale parcels listed, this one is the closest to Newberry Road and central Newberry and b) the price on this parcel is a very-attractive \$2300. The disadvantages of this parcel are a) Mendocino Road is

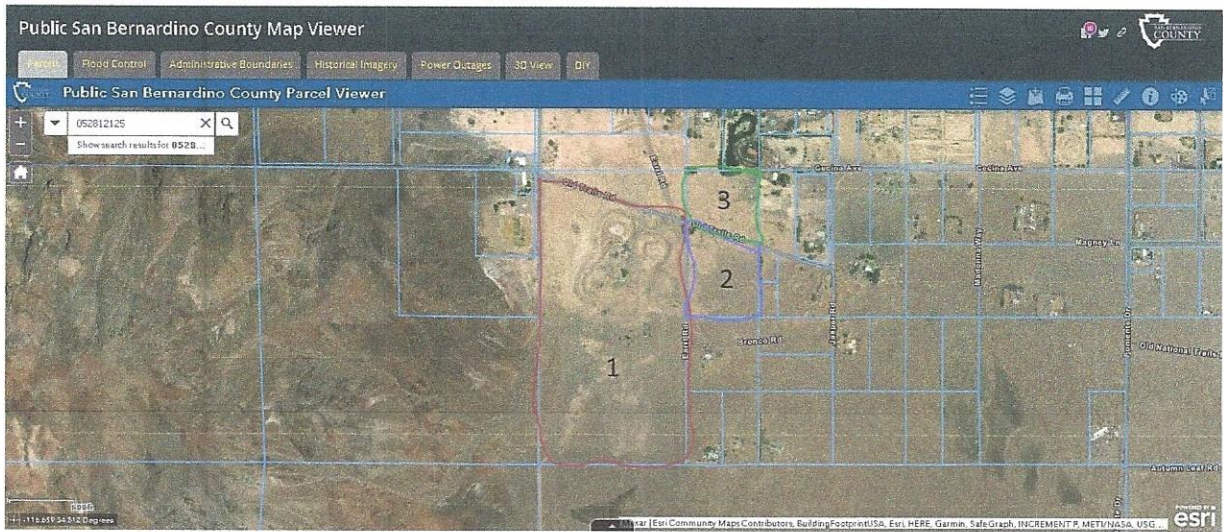
unpaved to the west of the Mormon Church therefore paving for a distance of approximately 1000 feet would likely be required, b) the parcel is relatively small thereby requiring the Civic Hub design to be “compacted” somewhat – for example by combining the Fire Department and the Community Center into one building and c) the parcel is located approximately 4/10 of a mile from a known earthquake fault zone east of Newberry Road, possibly requiring extra attention be paid to building seismic requirements.



*Mendocino Road near Newberry Road*

3. Parcels **(1) #052812125** (71 acres for \$15,000), **(2) #052812114** (11.68 acres for \$2750) and **(3) #052812102** (8.35 acres for \$2000) include the former **Ray Jackson properties (1 and 2, below)** and the adjacent **Hamid Salmasi property (3, below)**. These three properties are on Old Trails Road, either directly across the street or just down the street from the current CSD building and park. The advantage(s) of these parcels is that they are very near the current CSD building and park and the tax-sale parcel prices are attractive. The disadvantage of these parcels is that they either include (parcel #1) or are just adjacent to (parcels #2 and 3) the 71-acre Ray Jackson property **known to be a former, illegal, solid and liquid toxic waste dump**. Solid toxic waste disposal is known to have contaminated the ground of parcel #1. The cleanup of the solid-wastes is known to be incomplete. Estimated costs to complete the solid toxic-waste cleanup have been stated to be up to one-half million dollars (i.e. \$500,000). Liquid toxic waste disposal into a known underground pit or sewer on parcel #1 may have contaminated the aquifer underlying all three of these parcels. The extent and the costs to clean up the liquid toxic wastes is unknown. **NOTE: There is a possibility that the extent of the liquid toxic waste contamination of the underground aquifer extends for some distance away from the 71-acre Jackson parcel itself. Because of the close physical proximity of the current CSD building, park**

**and well, we (the writers of this report) will be recommending to the CSD Board that CSD water quality testing be performed to determine if the current CSD well water is safe to drink.**



**Ray Jackson (Area) Properties (1, 2 and 3) NOTE: The CSD Building and Park is to the top left (Northwest) and immediately adjacent to Parcel #1.**



REALTOR-OFFERED AND PRIVATE LANDOWNER PROPERTIES



NOTE 1 : Some of the following information is incomplete or missing because the realtor-provided property descriptions were sometimes incomplete.

NOTE 2: Yellow highlighted properties are discussed further in the following Summary section.

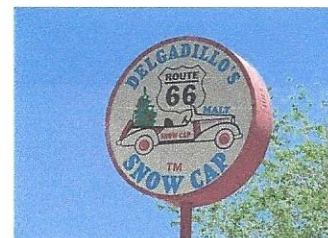
PRICE \$	PRICE PER ACRE	SIZE ACRES	ADDRESS	PARCEL #	DESCRIPTION
15,000	3,733	4.18	Fort Cady & Paloma Vista	?	
24,000	1,200	20	Palo Verde Lane, ¼ mi. East of Newberry Road and 1/8 mi. South of Cisco Road	53108215 (# needs confirmation)	Palo Verde is an unpaved (dirt) road just North of the Railroad. ¼ mi. of paving would likely be needed.
25,000	1,332	18.76	About 10 mi. North of Harvard (North of highway 15)	051821118	Just a wee bit "far out"
29,500	2,221	13.28	Route 66 and Esperanza across from Echo Ranch	53107111 (# needs confirmation)	
35,000	1,804	19.4	Southeast corner of Newberry Road and Mendocino; diagonally across from Mormon Church		This is in a known earthquake zone thus requiring extra attention be paid to building seismic requirements.
44,900	1,122	40	Between Mt. View and Black Butte	053123147	
82,000	4,586	17.88	Dune Road off Newberry Road	?	
174,900	69,960	2.5	On National Trails by Newberry Springs RV Park	?	
175,000	?	?	36601 Harvard Road (Palma Vista & Harvard)	?	
189,000	18,900	9	32883 Newberry Road	053121255	3 bedroom., 2 bath 1728 sq. ft. residence
195,000	?	?	Single lot zoned commercial on Route 66 near The Barn	?	
199,000	?	?	Along highway 40 off Pioneer Rd.	?	
199,000	3,554	56	Silver Valley & Dune	051515146 & 051515148	
206,000	2,575	80	Near Northwest corner of Silver Valley & Mt. View	053201128 & 053201137	Sale pending 3/1/21 @ \$89,000

225,000	?	?	½ mi. of Hiway 40 frontage 4.5 miles East of Barstow/Daggett Airport	?	Seller will finance with 50% down
285,000	4914	58	Silver Valley & Dune near Newberry Road	?	
348,888	11,989	29.1	Southeast corner Silver Valley & Fremont	053115131	
Pending (to be supplied)	?	10.26	2 parcels (1 zoned Commercial) on North side of Route 66, 1000 ft. East of Newberry Road	53108210 & 53108243	3.85 and 6.41 acre parcels. The seller will carry.
<b>OTHER</b>					
?	?	7.5	Open land at the East end of the current Family Center property		The Family Center has, in the past, indicated an interest in discussing possible civic hub use of this property.

### TOP REALTOR-OFFERED AND PRIVATE LANDOWNER PROPERTIES

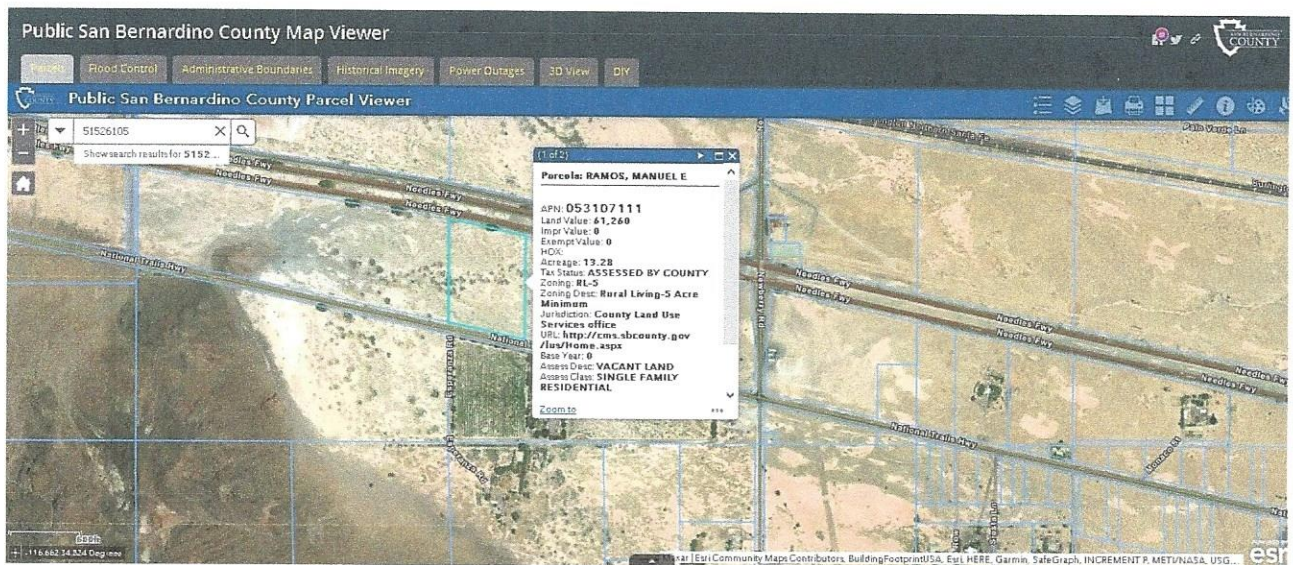
The realtor-offered properties were evaluated using the same criteria as the tax-sale properties, namely

1. Size – A minimum of approximately 10 acres.
2. Location – As near to Newberry Road as possible.
3. Price – The lower, the better.
4. Freedom from known liabilities (contamination, earthquakes or other liabilities)

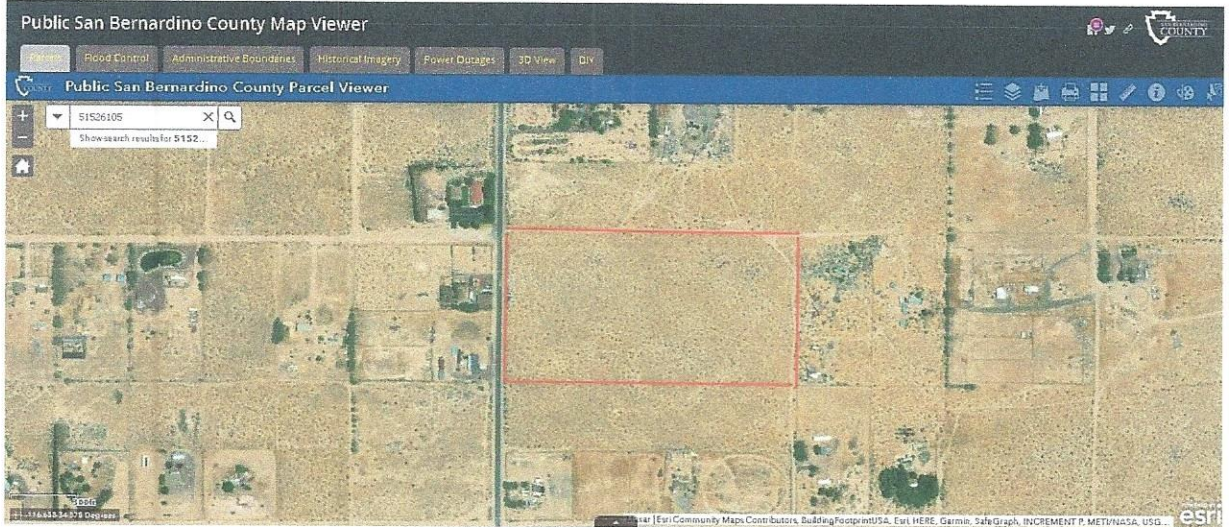


## SUMMARY OF TOP REALTOR AND PRIVATE LANDOWNER PROPERTIES

1. The location of the 13.28-acre property on **Route 66 at Esperanza**, near the intersection with Newberry Road (across from Echo Ranch) appears relatively attractive for a Civic Hub/Community Center. Although this is not central to the population center of Newberry, it is located on historic Route 66 and it provides good access for traveler and tourist traffic on Interstate 40. It is also near the Post Office where many Newberry residents drive each day. The \$29,500 price for 13.28 acres is reasonable compared to today's often-inflated real estate prices. **NOTE: Choosing this or any location South of the BNSF railroad tracks would be advisable only after obtaining input from the Fire Department with regard to the feasibility of serving the majority of Newberry residents North of the tracks from a location that will be periodically (although temporarily) blocked by rail traffic.**



2. The 19.4-acre property for \$35,000 located at the Southeast corner of **Newberry Road and Mendocino** (diagonally across the intersection from the Mormon Church) is the most centrally located of the known available realtor-offered properties. This property could be an excellent Civic Hub/Community Center location except that this location is in an earthquake zone. Building here would require consultations with County geologist and well as paying special attention and adhering to all seismic building requirements.



3. A private landowner is potentially offering two parcels totaling 10.6 acres on Route 66 located on the North side of Route 66 approximately 1000 feet East of the intersection of Route 66 and Newberry Road. The smaller of the two parcels (3.85 acres) is zoned Commercial General. The price has not been specified at this time as the owner is consulting with their realtor. The owner stated that they would offer this property to the CSD at a "good price". The owner is also willing to finance the purchase of this property.



- There is approximately 7.5 to 8 acres of open land at the East end of the Senior/Family Center property. This would be a relatively central location for the Civic Hub. The Family Center has, in the past, indicated an interest in discussing possible civic hub use of this property. Pricing and/or terms for use of this property are unknown at this time. A discussion between the CSD Board and the Family Center Board is suggested.

