



**OHMVR COMMISSION MEETING
Pismo Beach, CA**

December 12, 2014

STAFF REPORT: Hungry Valley SVRA Acquisition

STAFF: Dan Canfield, Planning Manager

SUBJECT: Hungry Valley SVRA Acquisition

Summary

California State Parks, Off-Highway Motor Vehicle Recreation (OHMVR) Division is acquiring approximately 845 acres in Kern County, directly contiguous with Hungry Valley State Vehicular Recreation Area (SVRA) near the community of Gorman, California (see Attachment 1).

The subject properties are commonly referred to as Frazier Park Estates and are comprised of four parcels:

- APN 255-560-33
- APN 255-560-34
- APN 255-560-35
- APN 255-560-36

This acquisition was approved by California's Public Works Board at the October 2, 2014 meeting. The purchase price of \$5,660,000 does not exceed the fair market value as determined by a Department of General Services approved appraisal.

The acquisition is currently working through the escrow process.

Discussion

The OHMVR Act of 2003 directs the OHMVR Division to expand existing SVRAs and add new SVRAs (Public Resources Code (PRC) Section 5090.02(c)). Compliance with this requirement involves acquisition of land in California.

The objective of the Hungry Valley SVRA acquisition is to ensure future property development and uses, support OHV recreation, and motorized off-highway access to non-motorized recreation. Given the potential for residential and other development on the property, OHMVR Division ownership will allow the state to plan and control

development of uses that are compatible with and beneficial to Hungry Valley SVRA and OHV recreationists.

The acquisition does not involve any change in current land use. Possible future land use changes would be investigated as part of the Hungry Valley SVRA General Plan Update/Environmental Impact Report, tentatively scheduled to kick-off in 2015. Possible future land uses for the subject property that may be considered could include campgrounds, OHV safety training center, OHV recreation, access to non-motorized recreation (e.g., hiking, wildlife viewing and mountain biking), and natural/cultural resource conservation. Although it is assumed site planning would occur through the SVRA's general plan update process, site-specific plans could be developed separately if needed. Any proposed plans would be subject to California Environmental Quality Act (CEQA) review. Until plans for the site can be developed and implemented, the property would be closed to public entry, and the OHMVR Division would manage the undeveloped property to preclude trespass, garbage dumping, and other undesired activities.

Commission Action

For information only.

Attachments

Attachment 1: Proposed Hungry Valley SVRA Acquisition Location Map

Hungry Valley SVRA Proposed Frazier Park Acquisition

