

M E M O R A N D U M

TO: Board of Supervisors

FROM: Scott De Leon, Public Works Director

SUBJECT: Regular Agenda Item **for May 21, 2019**
Consideration of Resolution Declaring the Board of Supervisors Intent to Sell Property Not Required for Public Use, Located at Arabian Lane, Hidden Valley Lake, California, Pursuant to Government Code Section 25520 Et. Seq.

DATE: May 7, 2019

Staff has been approached by Valley Oaks Land and Development, Inc. about the possibility of transferring ownership of a small plot of County-owned land between their property and the State Highway Right of Way. The County of Lake obtained ownership of the land through a relinquishment from the State of California in 1959. The land covers what is known as Arabian Lane, a non-County maintained road that is approximately 400 feet in length and ends with a cul-de-sac. The only property that the road serves is that owned by Valley Oaks Land and Development, Inc.

As your Board is likely aware, Valley Oaks Land and Development, Inc., has been actively pursuing development of their land holdings in the area, and this County-owned property (specifically the access it provides to the State Highway Right of Way) has figured prominently in their plans as both a secondary access as well as a potential bargaining piece with the State and their highway improvements. Staff is of the opinion that being involved in the project by default is not only burdensome, but it provides no advantage to us or the developer. By transferring ownership of the parcel, the developer will be free to negotiate with the State without having to involve the County.

Since there is no potential for this parcel to serve any County or other public purpose, staff is recommending that it be sold. Based on a formal appraisal performed on November 26, 2018, the property is valued at four-thousand dollars (\$4,000.00). Due to the value of the property, State law allows the local agency to transfer ownership of the land directly to the adjoining property owner, with whatever conditions the local agency deems appropriate.

It should be noted that by approving this Resolution, your Board will express your intention to convey this property to the adjoining owner, Valley Oaks Land and Development, Inc., for an amount you determine, subject to the conveyance being determined to be in conformance with the General Plan. This action will be completed

by the Community Development Department, upon receipt of an application and fee from the adjoining land owner. This requirement is clearly defined in the attached Resolution.

SD:sd

Attachments



COUNTY OF LAKE
 Board of Supervisors
 Agenda Transmittal Form

Requested Item Placed on:*

Regular Agenda
 Timed? Yes No

Consent Agenda

The original and 9 copies of this form and accompanying back-up material must be submitted to the Clerk of the Board's Office for agenda items. Attach this form as the **last page** of each copy of your back-up material.

Department: Public Works	Meeting Date Requested: May 21, 2019	If timed, estimated time needed: 30 minutes
Contact: Scott De Leon	Phone: 263-2341	Previous BOS Discussion Dates:

Suggested Title for this Agenda item: Consideration of Resolution Declaring the Board of Supervisors Intent to Sell Property Not Required for Public Use, Located at Arabian Lane, Hidden Valley Lake, California, Pursuant to Government Code Section 25520 Et. Seq

Summary and Requested Board Action: Staff recommends that the Board of Supervisors approve the attached Resolution

Fiscal Impact: None Budgeted Non-Budgeted

Estimated Cost: \$ _____ Source of Additional Funds budget Unit _____ Amount: \$ _____

Amount Budgeted: \$ _____ Budget Unit: _____ Amount: \$ _____

Budget Unit and Account Number: _____ Unanticipated Revenue: \$ _____

Additional Requested: \$ _____ Revenue Code: _____

Annual Cost (if planned for future years): \$ _____ Budget Transfer Attached Yes No N/A

Staffing Impact: None Additional Full-time Additional Extra Help

Comments: _____

Reviewed By: Human Resources _____ Risk Management _____ Auditor _____ Co. Counsel _____ X Co. Administration _____	Agreement Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Resolution Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Ordinance Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
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Requested Distribution:

All County Departments Auditor _____

County Administration DPW _____

Human Resources Community Development _____

* The Board Chair will make the final decision on whether the item will be scheduled for the regular or consent agenda.