

RESOLUTION TO DECLARE CERTAIN COUNTY
REAL PROPERTY AS SURPLUS PROPERTY AND TO DECLARE THE INTENTION
TO AUTHORIZE CONVEYANCE TO THE ADJOINING OWNER

WHEREAS, pursuant to Government Code Section 25526.5, the Board of Supervisors may convey its interest in real property no longer required for County use in the manner and upon the terms and conditions approved by the Board provided that the estimated value of said interest in real property does not exceed twenty-five thousand dollars (\$25,000); and

WHEREAS, the County acquired certain real property from the State of California in a right of way relinquishment in the manner described in Book 578 of Official Records at page 558, recorded in the Office of the Lake County Assessor-Recorder on February 4, 1969; and

WHEREAS, the property described in the attached Exhibit "A" (hereafter, the "Surplus Property") is relatively small, incapable of independent development, has a higher and better use as part of the adjoining property, and if sold to other than the adjoining owner, would cause an undue or unfair hardship to such adjoining owner in the normal development or operation of their property; and

WHEREAS, said Surplus Property proposed for conveyance is located adjacent to that real property owned by Valley Oaks Land and Development, Inc., located at 18426 South State Highway 29, Hidden Valley Lake, California; and

WHEREAS, the County has tentatively agreed to convey the Surplus Property to the owner of said adjoining owner; and

WHEREAS, County staff retained the services of a licensed appraiser who determined the value of the Surplus Property at Four thousand dollars (\$4,000); and

WHEREAS, the proposed conveyance has been reviewed by County staff and it has been determined that the described real property rights are not required for County use; and

WHEREAS, this Resolution expresses the intention of the Board of Supervisors to convey said Surplus Property to the above described adjoining landowner, but this Board acknowledges and agrees that no formal action may take place unless and until

the County Community Development Director considers the proposed conveyance and reports to the Lake County Planning Commission that said disposal of the Surplus Property is in conformity with the General Plan; and

WHEREAS, this Board further acknowledges and agrees that no formal action may take place unless and until the Community Development Director has considered the proposed conveyance and determined that the proposal has no potential for significant environmental effect; and

WHEREAS, it is in the public interest that the hereinafter described portions of said County real property be disposed by conveyance as proposed.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Lake, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that the interests in real property more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof, are unnecessary for present or prospective County use and are hereby declared to be County Surplus real property.
3. That this Board finds that, conditioned upon the outcome of the actions of the Community Development Director enumerated hereinbelow, it is the intention of this Board to convey said Surplus Property to the adjoining landowner identified above at the appraised value specified herein.
4. That prior to formal consideration of such a conveyance, this Board directs the Community Development Director to determine whether this conveyance of what is essentially an uneconomic property remnant is in conformity with the General Plan and to present that determination to the Planning Commission as soon as possible.
5. That the Community Development Director further determine whether the proposed conveyance of the Surplus Property is subject to CEQA, and if so, the level of environmental review necessary.

THIS RESOLUTION WAS PASSED AND ADOPTED by the Board of
Supervisors of the County of Lake, State of California, at a regular meeting thereof on
_____, 2019, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

ATTEST: CAROL J. HUCHINGSON
Clerk of the
Board of Supervisors

CHAIR, Board of Supervisors

APPROVED AS TO FORM

ANITA L. GRANT
County Counsel

By: _____

By: _____