



## Legislation Text

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File #: 19-490, Version: 1

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### MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Scott DeLeon, Public Works Director

**DATE:** May 21, 2019

**SUBJECT:** 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.

**EXECUTIVE SUMMARY:** 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.

**FISCAL IMPACT:** ☒ None ☐ Budgeted ☐ Non-Budgeted

Estimated Cost:

Amount Budgeted:

Additional Requested:

Annual Cost (if planned for future years):

**FISCAL IMPACT (Narrative):** None

**STAFFING IMPACT (if applicable):** None

**RECOMMENDED ACTION:** Staff is asking for a 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.