DEPARTMENT: Public Works  BY: James J. Petropulos, Director  PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes___ No_X__)

Request for authorization to transfer funds to obtain an appraisal for County-owned land for adjacent parcels: A.P.N. 01-030-001 (Mariposa County), A.P.N. 71-120-011 (Tuolumne County) and an unassigned 25 +/- acres parcel in Tuolumne County.

Public Works is requesting authorization to adjust the budget for Don Pedro Service Area 1-M to obtain an appraisal, not to exceed the cost of $2,250, for approximately 162 acres of County-owned land located in the Don Pedro area. The appraisal will be conducted in order to determine the value for the ultimate land use for possible future sale of the property. Staff would return with the results of the appraisal to the Board for further discussion and possible authorization of the sale of the property. If the County were to sell the property, the proceeds of the sale would be placed into the 1-M account in order to increase interest revenue for support of fire services.

The Don Pedro Service Area 1-M is a special district that is supervised, managed and operated by the County. The district was established to provide road maintenance, lighting, and other services to the residents of that area. Fire protection services are purchased from the California Department of Forestry station located in Tuolumne County. Revenues are realized from grazing fees and carryover funds deposited in an interest-bearing account with the interest earned. The interest-bearing account is slowly being depleted to balance the budget. If the property appraises high enough and obtains a good price and the proceeds placed in the interest-bearing account, there may be sufficient capital to prevent further depletion of the fund. In order to determine the feasibility of this approach, it will be necessary to obtain an accurate and current appraisal of the property. The County Assessor has suggested that we obtain an outside appraisal (Attachment #2). The Don Pedro 1-M Advisory Board could use the appraisal as important information for discussion in order to make recommendation to the Board for further action.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

Lake Don Pedro Service Area was formed in 1969 by Resolution No. 69-68 in order to provide services such as road maintenance, lighting and fire protection. The 1-M Advisory Board has discussed the possible sale of this property in the past with no clear recommendation to staff. The Advisory Board’s discussion at the last 1-M meeting centered on the need to determine the true worth of the property. In addition there have been discussions at previous 1-M meetings whether or not the County can sell the property since it was originally granted to the County for a future landfill site. The Grantor is no longer in existence and staff has discussed the possible sale of the property (Attachment #3 and #4). To have the County create and operate a new landfill is not feasible. There are other uses that have been discussed but the property's location does not lend itself to other public uses.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

The Board could elect not to proceed with an appraisal and any further consideration of the possible disposal of the property be postponed or eliminated. The Don Pedro 1-M fund would continue to be depleted in order to balance the budget unless another source of funds is identified.
COSTS:  
A. Budgeted current FY  
B. Total anticipated costs  
C. Required additional funding  
D. Internal transfers  

SOURCE:  
A. Unanticipated revenues  
B. Reserve for contingencies  
C. Source description:  
Balance in Reserve for Contingencies, if approved:  

SPECIAL INSTRUCTIONS:  
List the attachments and number the pages consecutively:  
1. Budget Action Form  
2. 1/28/02 memo – Freeman to Petropulos  
3. 6/23/99 memo - Edwards to Green  
4. 7/1/99 memo – Green to Edwards  

CLERK'S USE ONLY:  
RECOMMENDATION:  
Res. No.: 02-54  
Ord. No.  
Vote - Ayes: 5  
Noes:  
Absent:  
Approved  
Denied  
Minute Order Attached  
No Action Necessary  

The foregoing instrument is a correct copy of the original on file in this office.  
Date:  
ATTEST: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California  
By: Deputy  

COUNTY ADMINISTRATIVE OFFICER'S  
This item on agenda as:  
Recommended  
Not Recommended  
For Policy Determination  
Submitted with Comment  
Returned for Further Action  
Comment:  
C.A.O. Initials:  

Action Form Revised 3/92  

[Signature]
## BUDGET ACTION FORM

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**TRANSFER BETWEEN FUNDS**

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**TOTAL**  
2,250 2,250

**ACTION REQUESTED:**  
( ) Budget appropriation by Board of Supervisors (4/5ths Vote Required): Amending the total amount available in the county budget, or in any one fund of the budget, or appropriating Reserve for Contingencies;

( X ) Transfer by Board of Supervisors (3/5ths Vote Required): Moving existing appropriations from one budget to another, or between categories within a budget unit;

**JUSTIFICATION:** See Attached Board item.

**DEPT HEAD SIGNATURE**

**APPROVED BY RES NO.**

**CLERK**

**DATE**  
2/24/07  3/24/02

**315-DON PEDRO 1-M**

Budget Revision Form Revised 11/95

**ATTACHMENT #1**
To: Jim Petropulos, Director of Public Works

From: Jerry Freeman, County Surveyor

Subject: Mariposa/ Tuolumne landfill site

Bill Yaley of Yaley Appraisels does not do appraisals in Tuolumne County; however, he gave the name of Mike Wright, an appraiser in Tuolumne County, who he thought might do the appraisal. I called him; he'll return the call when he arrives at his office.

Enclosed please find two assessors sheets; listed below are the data of the parcels in question.

A.P.N. No. 01-030-001: Mariposa County has no appraised value.

A.P.N. No. 71-120-011: Tuolumne County has an appraised value of $16,136.00

Unassigned 25 +/- acres in Tuolumne County: no appraised value.
Note: This Plot is for Assessment Purposes Only and Not an Official Map. Copyright © 1998 by Tuol. Co. Assessor.

Assessor's Map
71-12
County of Tuolumne, Calif.
1949

NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES