RESOLUTION - ACTION REQUESTED 2020-525

MEETING: August 25, 2020

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: Transfer Agreement for the Fiske and Hulbert Properties

RECOMMENDATION AND JUSTIFICATION:
Approve a Real Property Title Transfer Agreement to Acquire the Real Property Identified as Assessor's Parcel Numbers (APNs) 012-140-034, 012-140-039, 012-143-004, 013-130-078, 013-230-053, and 013-130-045 for the Development of the Mariposa Creek Parkway, a Mosaic Fuel Break and Similar Uses Related to Conservation, Recreation and Fire Prevention.

The six assessor parcel numbers listed above accumulate to approximately 168.88 acres near 8th Street and the Mariposa Creek. The Sierra Foothill Conservancy (SFC) has secured grant funding through the California Natural Resources Agency’s Green Infrastructure Grant Program - Prop 68 to acquire these properties. Once acquired, SFC intends to transfer the properties to the County via this agreement for the development of the Mariposa Creek Parkway, a mosaic fuel break and similar uses related to conservation, recreation and fire prevention.

Despite a commitment to provide as much as $60,000 in matching funds, the net financial impact to the County of this transaction will be $20,900. These funds are available in the MID Settlement Fund. An additional $32,550 will be used to close the sale of the properties, but these dollars will be reimbursed by the CNRA grant.

The six assessor parcel numbers identified here are critical to the extension of the Mariposa Creek Parkway from its current terminus at 8th Street to Joe Howard Street in Mariposa. The extension will provide safer pedestrian and bicycle access to locations from Joe Howard Street to the southern intersection of Highways 140 and 49.

In addition, the Mariposa Creek Parkway Master Plan effort has revealed these parcels as catalysts to achieving a range of community benefits that had not previously been identified including a larger network of recreational trails, strategic opportunities for vegetation management and hazardous fuel reduction, enhanced water quality and protected wildlife habitat.

Staff finds this action to be in harmony with the County strategic plan, general plan and Mariposa Creek Parkway Master Plan. With gratitude to CNRA, SFC, and other
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stakeholders that have worked diligently on this acquisition, staff recommends approval at this time.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
The County adopted the Mariposa Creek Parkway Project as a project via Resolution 1988-60 and thereafter incorporated a planned alignment and overall concept for development of an integrated Parkway system as Figure 31 within the Mariposa Town Plan adopted via Resolution 1992-38.

The 2016-2017 Overall Work Program (OWP) approved via LTC Resolution 2017-6 on February 28, 2017 referenced Phase 3 of this project as Work Element 9.

The LTC adopted Resolution 2017-7 on March 14, 2017 approving the Mariposa Transportation Center Feasibility Study - Phase I. The Transportation Center Study references completion of Phase/Segment 3 of the Mariposa Creek Parkway.

On August 8, 2017 the LTC adopted Resolution 2017-14, approving the Mariposa Creek Parkway Phase III Concept Plan and Phase I and II Enhancement Program (“the Plan”).

On February 13, 2018 the LTC adopted Resolution 2018-8, authorizing submittal of an application for a Caltrans FY 2018-29 Transportation Planning grant to complete a master plan for the Mariposa Creek Parkway. This grant was awarded, and has resulted in the development of a comprehensive master plan for the Mariposa Creek corridor.

On July 9, 2019, the Board approved Resolution 2019-406, which authorized the submission of a grant application for funding to acquire the parcels listed here, and committed $60,000 as match funding for the grant.

The Board approved Resolutions 20-430 and 20-431 expressing the Board’s intention to acquire the aforementioned properties on July 21, 2020.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Do not approve this resolution. The County will not buy this property or staff will require additional direction. CNRA may be reluctant to award grants to the County in the future.

FINANCIAL IMPACT:
A net contribution of $20,900 will be paid from the MID Settlement Fund.

ATTACHMENTS:
Real Property Title Transfer Agreement  (DOCX)
DRAFT Certificate of Acceptance - Fiske & Hulbert 7.14.20  (DOCX)
DRAFT Grant Deed - Fiske 7.14.20  (PDF)
DRAFT Grant Deed - Hulbert 7.14.20  (PDF)
Fiske Resolution of Intention  (PDF)
Hulbert Resolution of Intention  (PDF)
190626_Mariposa_ConnectivityStrategy  (PDF)
Green Infrastructure Award Letter  (PDF)
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Green Infrastructure Program Press Release (PDF)
Draft Closing Invoice for Fiske (PDF)
Draft Closing Invoice for Hulbert

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rosemarie Smallcombe, District I Supervisor
SECONDER: Miles Menetrey, District V Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey