



# MARIPOSA COUNTY

Administration · 966-3222



## RESOLUTION - ACTION REQUESTED 2021-78

MEETING: February 16, 2021  
TO: The Board of Supervisors  
FROM: Dallin Kimble, County Administrative Officer  
RE: Purchase Sale Agreement

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### RECOMMENDATION AND JUSTIFICATION:

Declare Approximately 21,241 Square Feet of APN 12-140-0230, as Identified in Exhibit "A" of the Attached Agreement, as Surplus Land; Approve an Agreement to Sell Surplus Real Property at APN 12-140-0230 (\$1,891.50); and Authorize the Board of Supervisors Chair to Sign the Associated Purchase Sale Agreement, Lot Line Adjustment Application, Transfer Deed and Any Other Forms Necessary to Complete the Sale (Subject to Approval as to Legal Form by County Counsel).

Staff is recommending the sale of approximately 21,241 square feet of real property located at 5125 Fournier Road in Mariposa to Self-Help Enterprises for \$1,891.50. Self Help Enterprises is currently developing the Creekside Terrace, a 42-unit workforce housing project, and would like to locate a storm water retention basin on this land to avoid costly underground stormwater infrastructure.

Self Help Enterprises subsequently approached the County about the possible purchase of this land, which is part of a 187-acre property the County acquired in September for the Mariposa Creek Parkway. The sale of this land will not negatively affect the development of the Mariposa Creek Parkway and will aid in the County's goals of providing affordable housing for its residents. The sale price of \$1,891.50 is based on the appraised value for the 187-acre property.

To be compliant with the Public Lands for Affordable Housing, (AB 1486), County property sold to a affordable housing developer can be designated exempt per Surplus Land Act Guidelines Section 103(3)(a) per government code 25539.4. The intention of this legislation is to first make public surplus lands available to affordable housing developers in response to the states housing shortage.

To streamline processing and stay consistent with current documentation regarding this real-estate transaction, staff is recommending that the Board authorize the County Administrative Officer to sign the associated Purchase Sale Agreement, Lot-Line Adjustment, Transfer Deed and any other documents needed to complete the sale.

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The board should note that the sale and transfer of this property is contingent upon the completion of lot line adjustment 2020-166. This will move the 21,241 square' of 12-140-0230 onto the Creekside Terrace parcel 12-140-0240 though the customary review process.

### **BACKGROUND AND HISTORY OF BOARD ACTIONS:**

RES-2018-292 Board approves the Comprehensive Housing Program Implementation study that indicates the need for the County to partner with Non-Profit Developers to develop affordable housing through out the County.

RES-2018-62 Approve and partner on a No Place like Home Grant application with Self-Help Enterprises. This grant was awarded

Design Review 2019-035 Approving 42 unit apartment complex at 5118 Fournier Rd.

RES-2019-498 Adopt 2019-2024 Housing Element to the General Plan.

RES-2019-702 Approve and partner on a application to the Infill Infrastructure grant program for the construction of Creekside terrace. The grant was awarded

### **ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Alternatively, do not approve a resolution to sell and the nonprofit developer will have to find another solution to the storm water issues at great engineering expense. The consequences of negative action could cause unbearable financial burden to this project.

### **FINANCIAL IMPACT:**

**County will recieve \$1,891.50**

### **ATTACHMENTS:**

**LAND\_Donation Letter\_4-6-2020 (PDF)**

**Land Purchase Letter-8-21-2020 (PDF)**

**Ponding Basin PSA\_FINAL.1 (PDF)**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Rosemarie Smallcombe, District I Supervisor

**SECONDER:** Wayne Forsythe, District IV Supervisor

**AYES:** Smallcombe, Sweeney, Long, Forsythe, Menetrey