



Board Agenda Item 9

DATE: November 24, 2020

TO: Board of Supervisors

SUBMITTED BY: Robert W. Bash, Director of Internal Services/Chief Information Officer

SUBJECT: Sale of County-Owned Real Property in Dunlap, California

RECOMMENDED ACTION(S):

- 1. Determine the subject Real Property, approximately 0.129 acres located at Dunlap Road adjacent to Dunlap School, is not necessary for County use, and approve sale of subject Real Property to Kings Canyon Unified School District; and**
- 2. Authorize the Chairman to execute Grant Deed for conveyance of County-owned subject Real Property, located at Dunlap Road adjacent to Dunlap School, to adjacent landowner Kings Canyon Unified School District, for sale price of \$1.00.**

Approval of the recommended actions will determine that County-owned real property (Property), shown on Exhibits A and B, is not necessary for County use, approve the sale of the Property to adjoining property owner, Kings Canyon Unified School District, and place the proceeds in the County General Fund. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

If the recommended actions are not approved, the County will retain ownership and maintenance responsibilities for the Property.

FISCAL IMPACT:

The sale proceeds (\$1.00) will be deposited into County General Fund No. 0001, Subclass No. 10000, Org. No. 0415, Account No. 5800.

DISCUSSION:

The Property was acquired by the County when Dunlap Road was realigned in the area in 1995. The Property was later vacated as excess right-of-way on July 12, 2016, and is an irregular triangle-shaped parcel, approximately 0.129 acres in size, as depicted in Exhibits A and B.

The adjacent property owner, Kings Canyon Unified School District, desires to purchase the Property to add to its parking lot entry at Dunlap Elementary School. The Property is adjacent to Dunlap Road in a rural area. Its irregular shape and small size limit the development of the Property independently. Therefore, it has been determined that the Property has a nominal value. Based on this information, and considering ongoing costs to the County for maintenance and liability should the County retain the Property, the sales price has been set at \$1.00.

In accordance with Government Code, section 25365(a), the Board of Supervisors may, by a four-fifths vote, transfer to any school district any real or personal property belonging to the County upon the terms and conditions as are agreed upon, and without complying with any other provisions of the Government Code, if the Property or interest therein to be granted and conveyed or quitclaimed is not required for County use. In addition, Government Code section 25365(c) requires that notice of this transfer must be published at least one week prior to the transfer in a newspaper of general circulation published in the County, and notice was so published on November 4, 2020 in the Business Journal.

With your Board's approval, the Property will be sold to the adjoining property owner, Kings Canyon Unified School District, and the funds will be placed in the County General Fund.

REFERENCE MATERIAL:

BAI #13, July 12, 2016

BAI #59, June 21, 2016

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with the Clerk - Exhibit A and B

On file with the Clerk - Grant Deed

CAO ANALYST:

Sonia M. De La Rosa