



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Board of Supervisors
FROM: Steve Pedretti, Agency Director
BY: Leslie Amsberry, County Surveyor
SUBJECT: Schaffer's Mill Workforce Housing Site
Abandonment of Irrevocable Offer of Dedication in Fee

DATE: June 23, 2020

ACTIONS REQUESTED

- 1. Adopt a Resolution to abandon the Irrevocable Offer of Dedication in Fee over Lot A, the 3.21 acre Schaffer's Mill Workforce Housing site.
2. Authorize the Director of the Community Development Resource Agency to take all necessary steps to record a Resolution of abandonment of the Irrevocable Offer of Dedication in Fee over Lot A, the 3.21 acre Schaffer's Mill Workforce Housing site concurrent with the close of escrow on the construction loans for the Workforce Housing project.

BACKGROUND

The Schaffer's Mill development, originally called Eaglewood (then Timilick), is located in Martis Valley off Schaffer Mill Road, approximately one mile from Highway 267 (Attachment 1). This development was approved to create 462 residential units, which included affordable/employee housing units to be constructed on a five acre site with access to Schaffer Mill Road. The Schaffer's Mill Workforce Housing Final Map recorded in 2017 and created a 3.21 acre Lot A, with an adjoining 1.79 acre Area "R" (Attachment 2) for a total of five acres along the eastern boundary of the development. In conformance with the Schaffer's Mill Workforce Housing Agreement, both Lot A, and Area "R" were irrevocably offered for dedication in fee to the County. Lot A is currently owned by Neighborhood Partners, LLC, who is the affordable housing developer and proposes to construct the workforce housing units within Lot A. Pursuant to the terms in the Agreement, at the point when the affordable housing developer has obtained and submitted to the County "evidence of firm commitments for debt and equity financing necessary to undertake the development of the workforce housing" on the Workforce Housing site, the irrevocable offer of dedication may be abandoned.

Neighborhood Partners has provided evidence that capital has been secured to the satisfaction of the County. An award of \$16,255,000 was received by Neighborhood Partners, LLC for the project from the State Department of Housing and Community Development Affordable Housing and Sustainable Communities Program (AHSC). In addition, the applicant has secured state and federal low-income housing tax credits from the State Treasurer's Office. Construction financing is due to close escrow in early July. The Resolution of abandonment to release the 3.21 acre Lot A from the Irrevocable Offer of Dedication in Fee would be recorded concurrently with that close of escrow. The Irrevocable Offer of Dedication in Fee will remain in place over the 1.79 acre Area "R" at this time.

ENVIRONMENTAL CLEARANCE

A Final Environmental Impact Report for Schaffer's Mill (Eaglewood) was originally certified by the Planning Commission on June 24, 2004. In conjunction with approval of project modifications, a Final Environmental Impact Report and Addendum were approved by the Board of Supervisors on February 11, 2020. Mitigation measures have been addressed by the Conditions of Approval for this subdivision.

FISCAL IMPACT

None

ATTACHMENTS

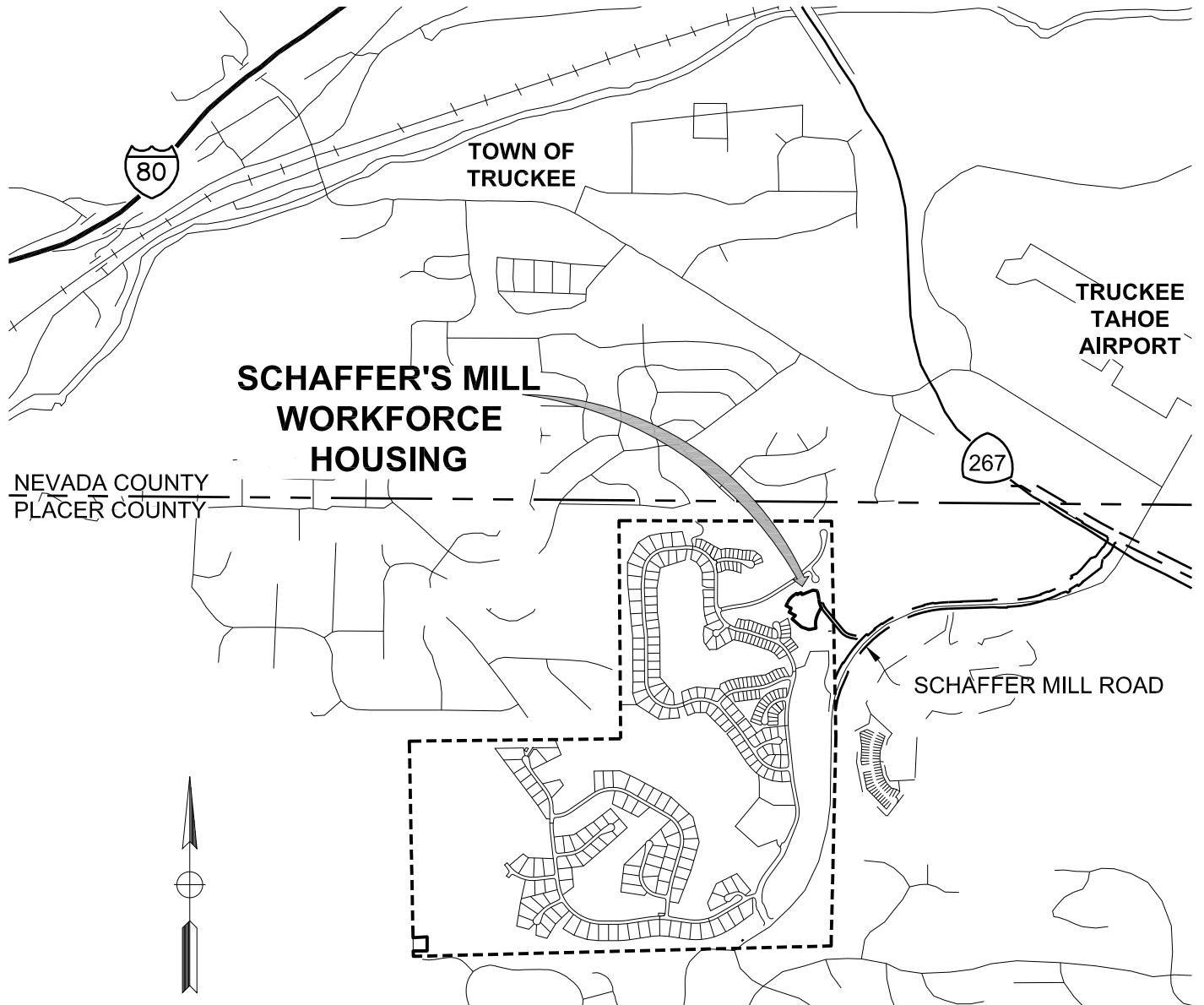
- Attachment 1: Vicinity Map
Attachment 2: Map of Workforce Housing Site
Attachment 3: Resolution of Abandonment

SCHAFFER'S MILL WORKFORCE HOUSING

COUNTY OF PLACER

CALIFORNIA

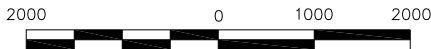
SCALE: 1"=2000'



NEVADA COUNTY
PLACER COUNTY



GRAPHIC SCALE



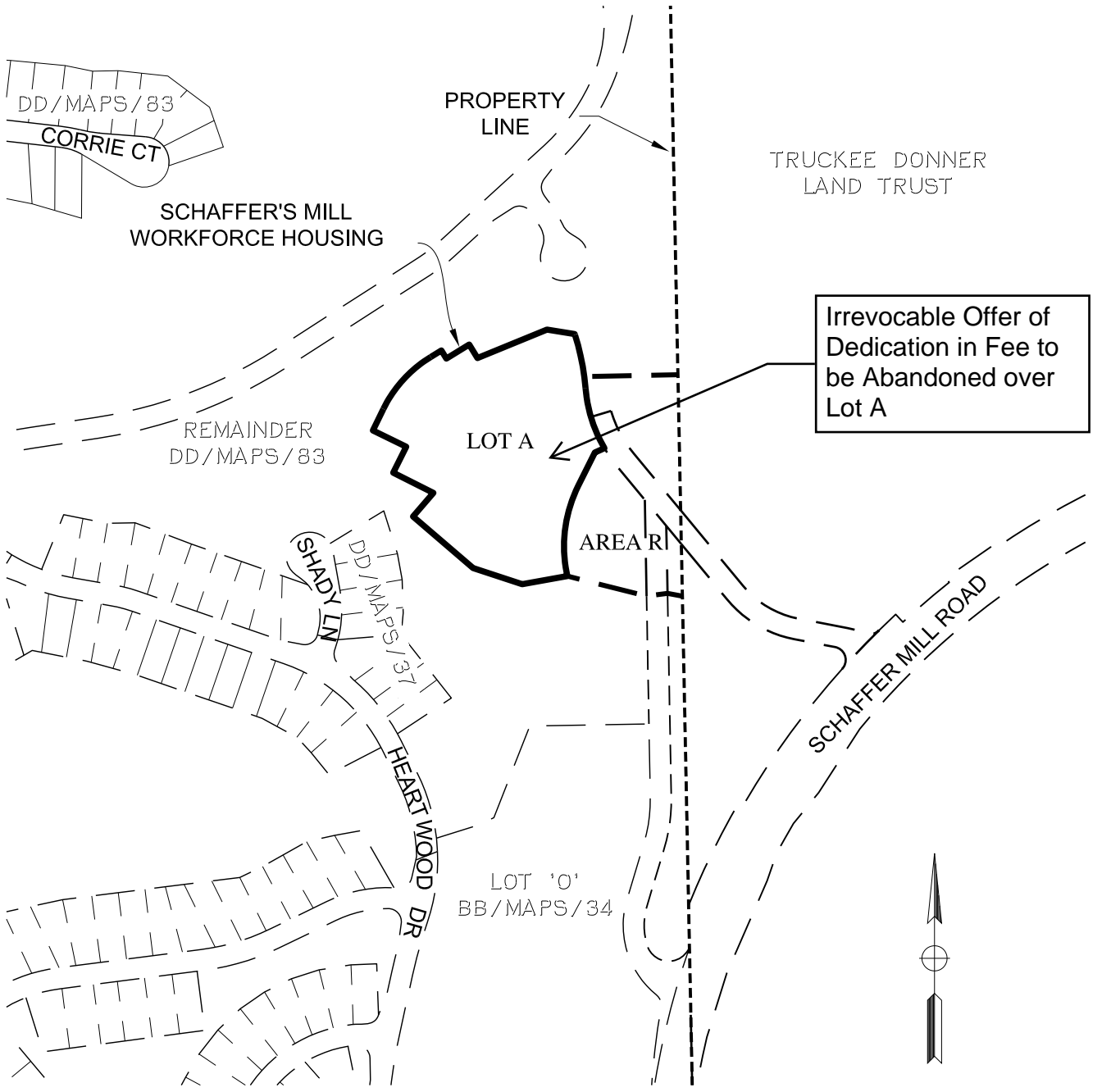
1 INCH = 2000 FEET

SCHAFFER'S MILL WORKFORCE HOUSING

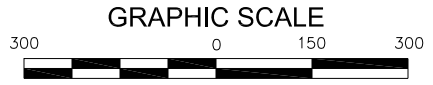
COUNTY OF PLACER

CALIFORNIA

SCALE: 1"=300'



Irrevocable Offer of Dedication in Fee to be Abandoned over Lot A



GRAPHIC SCALE

1 INCH = 300 FEET

ATTACHMENT 3

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A Resolution abandoning a portion of an Irrevocable Offer of Dedication in Fee for Workforce Housing – Schaffer’s Mill (New Martis Partners, LLC, a Delaware Limited Liability Company)

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, in conformance with the Schaffer’s Mill Workforce Housing Agreement, Lot A and Area “R” of that map filed in Book D of Maps at Page 96 were Irrevocably Offered for Dedication in Fee to the County of Placer for Workforce Housing purposes, but not accepted by Placer County by that certain document recorded as Document No. 2017-0102486, Official Records of Placer County; and

WHEREAS, it has been determined that Lot A of the property described in said Irrevocable Offer of Dedication in Fee for Workforce Housing is no longer necessary for present or prospective development by the County of Placer as the Workforce Housing site will be developed by a private developer in conformance with the terms of the Schaffer’s Mill Workforce Housing Agreement and Amendment One thereto;

WHEREAS, summary vacation of the Irrevocable Offer of Dedication is permissible pursuant to California Government Code section 7050 and Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California that from and after the date this Resolution is recorded, Lot A of that Final Map filed in Book DD of Maps, at Page 96, Official Records, Placer County, within the Irrevocable Offer of Dedication in Fee for Workforce Housing, recorded as Document No. 2017-0102486, Official Records of Placer County, shall be vacated and abandoned, and shall thereafter not constitute an Irrevocable Offer of Dedication in Fee for Workforce Housing purposes, but that said Irrevocable Offer of Dedication in Fee shall remain in place over Area "R".

BE IT FURTHER RESOLVED, by the Board of Supervisors, County of Placer, State of California, that the above described property is not useful as a non-motorized transportation facility.

