



County of Tuolumne

Roger Root
Acting County Administrative Officer

2 S. Green St., 4th Floor, Sonora, CA 95370
Phone: 209-533-5511
www.tuolumnecounty.ca.gov

Cody Nesper
County Counsel

Annie Hockett
Director HHSA

October 7, 2025

To All Interested Parties:

RE: Notice of Availability/Intent to Sell Surplus Property

As required by Government Code Section 54220 of the State of California, the County of Tuolumne is providing notification that the County intends to donate the surplus property listed below:

- The Assessor's Parcel Numbers are 059-050-030-000 & 059-050-031-000
- The address is 18740 State Highway 108, Jamestown CA, 95327
- The size of the parcel is 1.18 acres
- The zoning for this parcel is C-1 (General Commercial District)

For the purpose of developing affordable housing/operating pursuant to the Grant terms any local public entity as defined in Health and Safety Code section 50079, and Housing Sponsors will be notified of the availability. The Department of Housing and Community Development (HCD), public entities within the jurisdiction, and Housing Sponsors who have expressed interest in developing low- and moderate-income housing are invited to respond to the County with a notice of interest. It should be noted that all days are calendar days.

Interested parties have 60-days from the date of this notice to express interest in acquiring the property, meaning they contact the County in writing and advise the County they wish to negotiate the price and terms. The interested party must respond within 60-days after the County's notice is sent via certified mail or via email. In accordance with HCD guidance, the property will be restricted with an AMI 80% Deed restriction and 100% affordable housing deed restriction.

If the County receives a letter of interest from an entity, then a good faith negotiation period of a 90-days begins (Government Code 54223). This begins after the 60-day period is complete. The County can engage in negotiations w/ multiple entities during this 90-day period to attempt to reach agreement with one of the entities. If terms can't be agreed upon during the 90-day period, the County may dispose of the surplus property without further compliance with the Surplus Land Act and potentially start the bid process.

In accordance with Government Code section 54227, priority will be given to entities who meet the definition of Housing Sponsor pursuant to Health and Safety Code section 50074 and are eligible to operate the property as affordable housing pursuant to the Encampment Resolution Fund Grant Program Round 3 Lookback Disbursement.

A tour of the property will be held on October 17, 2025 from 10:00 AM to 11:00 AM for any parties interested in acquiring the property.

Notice of your interest in acquiring the property shall be delivered to Annie Hockett, Health and Human Services Agency Director, 20075 Cedar Road N., Sonora, CA 95370. You may also direct your questions to AHockett@co.tuolumne.ca.us or by calling (209) 533-5746. Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).