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Title: Supervisor Thomas recommending the Board accept the donation of property identified by Assessor's Parcel Number 331-400-002, located at 3447 Clemenger Drive, for the purpose of developing a Sports Complex in the community of Diamond Springs.

Sponsors:

Indexes:

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Attachments: 1. A- Sports Complex Fiscal Analysis, 2. B - Draft Design

Date	Ver.	Action By	Action	Result
1/4/2022	1	Board of Supervisors	Approved	Pass

Supervisor Thomas recommending the Board accept the donation of property identified by Assessor's Parcel Number 331-400-002, located at 3447 Clemenger Drive, for the purpose of developing a Sports Complex in the community of Diamond Springs.

DISCUSSION / BACKGROUND

On December 9, 2021, the County was informed that we were not successful in our Prop 68 Round Four Grant application for the Sports Complex. The County had delayed the discussion on accepting the donation of property for this project until it was determined if we were successful with our grant application. Although, we were not successful with the grant to build a Sports Complex in this round, the unmet need still exists, as does the opportunity to move this project forward.

Community Partners have already been identified and engaged in this project which includes Marshall Foundation for Community Health, Boys & Girls Club of El Dorado Western Slope and the Motherlode Union School District. These Partners have a long-standing history of being committed to community benefit, and they are still interested in providing their support in moving forward with this site as they recognize the need for parks and recreation in the underserved area of Diamond Springs/El Dorado. It is important to note there are currently no parks in the Diamond Springs community.

As a reminder, on September 1, 2020, the Board of Supervisors directed staff to work with County Counsel to acquire this property and to utilize the proceeds from the Bass Lake property, acquired by the El Dorado Hills Community Services District for \$250,000, for the purpose of conducting a fiscal analysis, design and environmental analysis. To date, the fiscal analysis has been completed and a draft design has been prepared and donated by Charlie Downs (attached to this item). The outstanding tasks from prior Board direction include finalizing the park design and the environmental analysis.

It should be noted that although we did not receive the Prop 68 Grant for this project, once we secure

the County's ownership of the land, complete the environmental analysis and finalize the design (which the BOS has already allocated funding for); new grant applications are poised to be much more competitive.

In fact, on November 2, 2021 the Board of Supervisors directed staff to submit another round of the Prop 68 Regional Park Program and the Prop 68 Rural Recreation and Tourism Program Grants for the Sports Complex, if not awarded in Round 4. The new application is due on January 20, 2022 and will require staff to revise the Grant Scope and add that El Dorado County has ownership of the land.

Additionally, in conversations with the Boys & Girls Club, they have allocated significant funds to build an auditorium at this site, which has been identified as an unmet need in the County. The topographical mapping at this site is perfect for recreation fields and amenities as this property is already flat which will make designing and building this complex relatively straightforward.

As stated in the fiscal analysis for the Sports Complex, *"Sports venues are needed in El Dorado County, based on the current number of facilities serving the population, and public feedback has consistently placed sports fields as a priority for families...The donation of land for such a purpose, plus the potential for grant funding for capital costs, presents a unique opportunity to construct such a park."* Supervisor Thomas supports the fiscal analysis, appreciates the hard work that went into this document and feels the analysis validates building this project in the Diamond Springs community.

A draft "Dedication Agreement" between Marshall Foundation and the County is ready for final review. This document provides the mechanism for the transfer of property between the parties. In this Agreement, a "Reversion" clause states if the County fails to commence construction of the Park Project or any part thereof within five (5) years of the date of conveyance, Subject Property will revert to the Foundation. This clause alleviates concerns about having surplus property without adequate funding.

Finally, although there are other potential recreational sites for acquisition in the County, those other opportunities do not have a donor who is willing to give the County their land for unmet recreational opportunities. This most generous donor wishes to stay anonymous, although it is important to know that this family is generational to our County and has always put community first. Their goal with this generous gift is to provide what the other communities in the County have: A park for kids to play sports.

ALTERNATIVES

The Board could choose not to accept this donation of land to be used for an identified, unmet public need.

PRIOR BOARD ACTION

Legistar Item 21-0785, 5/27/21; Legistar Item 21-1058, 7/13/21 and Legistar Item 21-1702, 11/2/21

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Division of Parks

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

Provide Minute Order to Vickie Sanders, Parks Manager to include in the new grant application.

STRATEGIC PLAN COMPONENT

Economic Development & Healthy Communities

CONTACT

Supervisor Thomas