



Legislation Details (With Text)

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File created: 4/8/2014 **In control:** Board of Supervisors

On agenda: 12/16/2014 **Final action:** 12/16/2014

Title: Chief Administrative Office, Parks Division and Facilities Division, recommending the Board consider the following:

- 1) Approve the acquisition of a 12.619 acre portion of the Pollock Pines Recreation Area, designated as APN 101-330-77-100 and also known as Forebay Park, 5581 Gail Drive, Pollock Pines from the El Dorado Irrigation District for the purpose of creating a County Park;
- 2) Authorize staff to prepare, and the Chair to execute the appropriate grant deed and a Certificate of Acceptance for the conveyance of the property, and all necessary easements and documents as needed to facilitate and to complete the transaction consistent with the Purchase and Sale Agreement and Joint Escrow Instructions;
- 3) Find that the purchase of the subject property is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15325 which exempts transfer of ownership of interests in land to preserve and continue the existing land as a public park; and
- 4) Authorize payment of fees due in escrow.

FUNDING: Accumulated Capital Outlay Fund and General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Forebay Map 12-16-14, 2. 2B - Forebay Record of Survey 12-16-14, 3. 2C - EDC Parks & Trails Master Plan, Pages 81, 82 12-16-14, 4. 2D - Forebay Presentation FINAL 12-16-14, 5. Executed deeds-easements-record of survey 12-16-14 item 41.pdf, 6. Public Comment Rcvd 12-15-14 BOS 12-16-14, 7. Public Comment Rcvd 12-12-14 BOS 12-16-14, 8. A - Blue Route Approval 4-8-14, 9. B - PSA 555-O1411 4-8-14, 10. Executed Agreement item 9 4-8-14, 11. Title Insurance Policy - Added to file per CAO Facilities 11-7-18

Date	Ver.	Action By	Action	Result
12/16/2014	2	Board of Supervisors	Approved	Pass
4/8/2014	1	Board of Supervisors	Approved	Pass

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BUDGET SUMMARY:	
Total Estimated Cost.....	\$13,296 (\$701 in estimated closing costs, \$12,595 expended to date regarding due diligence)
Budget - Current FY.....	\$56,225 (\$50k ACO, \$6,225 GF)
Budget - Future FY.....	\$12,550 (GF)
New Funding.....	
Savings.....	
Other.....	
Total Funding Available.....	\$56,225
Change To Net County Cost.....	-0-

Fiscal Impact/Change to Net County Cost

Execution of this agreement will require the County to expend funds for its portion of escrow costs associated with title reports, document recording, and other related escrow transactions. The exact cost will be determined through the escrow. The cost noted is only an estimate.

Recreation Unlimited has administered parks administration on behalf of El Dorado Irrigation District (EID). This information was obtained through Recreation Unlimited. Last year, the annual revenue from rental of the facilities was \$8,550. This included rental of the ball field, hall and other use fees. Annual expenditures for utilities are \$11,100, which created a budget shortfall of \$2,550. This does not include maintenance costs as Snowline Little League maintains the ball field, the Bill Harris Horseshoe Park is maintained by Forebay Horseshoe Club and the recreation center has been maintained and operated by Recreation Unlimited.

While it is the intent of the Divisions to utilize volunteers and the clubs using the facilities for maintenance, the Facilities Division expects to use its current staff to support those outside efforts. No additional staff will be requested to maintain this facility however it is anticipated that the County staff will average 4 to 5 hours per week with various grounds and facility duties. Grounds, custodial, and building maintenance supplies are anticipated to approximate \$4,000 annually, as well as contracted services at \$200 to \$500 monthly, or \$6,000 annually. Funds are available in the current Fiscal Year’s Facilities Division budget and shall be budgeted for in future Fiscal Years should the Board approve this item.

An internally produced facilities conditions report has been completed for this site which identified approximately \$250,000 of improvements the park may need for safety and compliance standards. Some of these projects can also be completed with community volunteers. The Parks Division has budgeted \$50,000 in the current budget which has been used to cover due diligence and acquisition costs.

It is the intention of the Parks Division and Facilities Division to utilize volunteer labor to accomplish

many of the needed capital improvements. Additionally, the Parks Division plans to budget approximately \$50,000 per year to address the required improvements.

Background & Reason for Recommendation

The property consists of a 12.619 acre portion of the 122 acre Pollock Pines Recreation Park owned by the El Dorado Irrigation District. On February 11, 2014, the Board authorized Facility staff to enter into negotiations with EID for the purchase of parcel 101-330-77-100, for that portion commonly referred to as Forebay Park, 5581 Gail Drive, Pollock Pines, for the purpose of creating a public park. (Legistar 14-0183). On April 8th, 2014, the Board authorized the Chair to sign Purchase and Sale Agreement and Joint Escrow Instructions (“PSA”) No. 555-O1411. The PSA provides for the close of escrow on or before December 31, 2014.

The El Dorado County Parks and Trails Master Plan identifies that approximately 34 acres of community park improvements are needed to meet the General Plan guidelines for the Pollock Pines/Camino area. The County owns 26 acres for park development but the site is unimproved and the cost to develop this site is excessive making it unfeasible to develop. Whereas the Forebay site still leaves a deficiency in park land, it is a site that already has amenities and has been a benefit to the community. The site has a little league ball field, batting cage, bleachers, a scorers booth, snack shack, championship horseshoe pits, and a recreation center.

While preparing the Parks and Trails Master Plan several workshops were held and included one in Pollock Pines. The comments are included in the Master Plan. Some comments that are relevant to the Forebay area are:

- A portion of the EID property along the eastern boundary of Forebay reservoir is currently unimproved. Participants were interested in exploring the potential for additional passive recreation use such as trails, play structures, and picnic areas to complement the existing recreation activities allowed at Forebay Reservoir. EID is currently planning and designing the El Dorado Forebay Remediation Project that will result in an enlargement of the facilities to meet dam safety requirements and increase the emergency water supply. The project is scheduled for construction in 2013 or 2014. The potential for expanding the passive recreation uses around the reservoir would need to be compatible with the remediation project.
- The population of the area includes many retired people who already see the area as a park. They are primarily looking for places to get out and walk or enjoy other passive activities.
- The County-owned 26-acre site at the end of Red Hook Trail is projected to be very expensive to build as planned because of the terrain. Maybe it should only be used for trails, picnic areas, vault restrooms, etc. that aren't so expensive to build. It could then also function as a place for travelers to pull off U.S. Highway 50 for an extended picnic break and draw people into town for shopping, gas, etc. Alternatively, could the County sell the parcel and use the proceeds for other projects in the area?

The Master Plan recommends that the County should provide neighborhood parks in the more densely populated areas of the County not served by a community services or other special district.

These areas are Diamond Springs, El Dorado, Shingle Springs, Camino/Pollock Pines, and the areas surrounding the City of Placerville. The need for neighborhood parks in these areas is already significant.

On October 23rd, 2014, the Planning Commission found the purchase of the property is consistent with the County General Plan.

The property is being purchased to preserve its existing use as a public park. CEQA Guideline 15325 exempts from CEQA transfer of ownership interest in land in order to preserve open space, habitat, or historical resources. Examples include but are not limited to acquisition, sale or other transfer to preserve open space or lands for park purposes. Any proposed capital improvements, repair, and maintenance to the park facility and parking areas would be exempt from CEQA pursuant to CEQA Guideline 15301 for minor repair of existing facilities with no expansion of existing use to meet current standards of public health and safety.

A small portion of the Forebay property is within the project boundaries of EID's hydroelectric Project 184. It is located within the southern tip and runs north adjacent to Forebay Road. The Project 184 boundary has been surveyed out of the identified property being transferred to the County. The County will require easements from EID allowing access to the facility. Once the re-drawing of the boundary line is complete (and after completion of their project) EID will present a quitclaim grant to the County to address the easements.

Additionally, the County will also need to address use of the north western and north eastern corners of the park property involving two residential driveways. There are no recorded easements from EID to these private property owners to use those portions of the park property for residential driveways. The County may grant the owners of the specified parcels a license to use the driveways crossing the park property in consideration of the parcel owners maintaining that section of driveway or paying the County for the use or the County may block access. Without the granting of the license to use the driveway crossing the park property to the northwest it appears that this home owner would be landlocked. If the Board's decision is to close escrow on the park property staff can return to the Board with further information and options to address these residential driveways.

Actions to be taken following Board approval:

A Notice of Exemption will be filed. The necessary documents will be prepared and executed and necessary steps will be taken to close escrow and complete the transfer.

Contact

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Vickie Sanders, Parks Manager