330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

County of El Dorado

Legislation Details (With Text)

File #:	18-0707 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	4/23/2018	**In control:**	Board of Supervisors
On agenda:	5/8/2018	**Final action:**	5/8/2018
Title:	Chief Administrative Office, Facilities Division, recommending the Board: 1) Find that the real property located at 515 Main Street (APN 002-151-02-100 002-151-18-100) and 525 Main Street (APN 002-151-03-100) is not required for public use, and 2) Declare the property as surplus and direct staff to begin the process of sale or disposition of the property. FUNDING: N/A		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
5/8/2018	1	Board of Supervisors	Approved	Pass

Chief Administrative Office, Facilities Division, recommending the Board:
1) Find that the real property located at 515 Main Street (APN ~~002-151-02-100~~ 002-151-18-100) and 525 Main Street (APN 002-151-03-100) is not required for public use, and
2) Declare the property as surplus and direct staff to begin the process of sale or disposition of the property.

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Chief Administrative Office, Facilities Division, recommending the Board:
1) Find that the real property located at 515 Main Street (APN 002-151-02-100) and 525 Main Street (APN 002-151-03-100) is not required for public use, and
2) Declare the property as surplus and direct staff to begin the process of sale or disposition of the property.

DISCUSSION / BACKGROUND

In December 2017, the County relocated the District Attorney out of the buildings at 515 and 525 Main Street. The buildings were too small for the District Attorney's operations and deemed to be at end of life. Currently the buildings are vacant and the County does not have any additional use for the buildings.

There are many statutes that govern the disposition of County surplus real property. The first step is for the Board of Supervisors to designate the property as surplus. After the property has been designated as surplus, the following steps must be taken:

1) Compile certain basic information about the property such as building size, acreage, zoning and a

legal description
2) Determine the property value
3) Complete a CEQA evaluation
4) Compile and send mandatory notices of a written offer to sell to various government agencies whose jurisdiction the surplus property is located (ie. cities, housing authority, school districts, etc)
5) Complete a 60 day response period
6) If a notice of interest is received from an eligible entity, begin good faith negotiations for at least 90 days after receipt of notice from interested buyer.
7) If no offers received, or negotiations are not successful, the County can move into the public sale process.

The public sale process is very involved and will require additional Board action.

Currently, the Facilities Division is impacted with the work related to the Public Safety Facility. The Division does not anticipate beginning the disposition of the surplus real property until this Summer.

ALTERNATIVES
The Board could choose not to designate the real property as surplus and the buildings will remain vacant until another County use is determined.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
N/A

CAO RECOMMENDATION / COMMENTS
It is recommended that the Board approve this item.

FINANCIAL IMPACT
The financial impact is unknown at this time.

CLERK OF THE BOARD FOLLOW UP ACTIONS
N/A

STRATEGIC PLAN COMPONENT
Infrastructure

CONTACT
Laura Schwartz / Russ Fackrell