



Legislation Details (With Text)

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On agenda: 5/15/2018 **Final action:** 5/15/2018

Title: Chief Administrative Office, Facilities Division, recommending the Board consider the following:
1) Approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of Assessor's Parcel No. 327-250-37-100 and 327-250-38-100 (commonly known as 40 and 50 Old Depot Court, Placerville) for \$315,000 and direct staff to continue its due diligence concerning the potential purchase;
2) Authorize an escrow deposit of \$1,000; and
3) Authorize the Facilities Manager to sign any subsequent escrow and related documents.

FUNDING: Accumulated Capital Outlay Fund. (General Fund Contribution)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - 40 and 50 Old Depot Court PSA No. 2997, 2. Executed Agreement 2997

Date	Ver.	Action By	Action	Result
5/15/2018	1	Board of Supervisors	Approved	Pass

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DEPARTMENT RECOMMENDATION

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DISCUSSION / BACKGROUND

On March 8th, 2016, the Board authorized the Chief Administrative Officer, or designee, to enter into negotiations with the property owners of 40 and 50 Old Depot Court in Placerville.

The General Plan and the Parks Masterplan identify three levels of park service, Neighborhood,

Community and Regional. The Parks Masterplan Park Acreage Analysis (Page 65, Table 12) shows the level of service for each area. We are deficient 140 acres of Neighborhood Parks, and 65 Acres of Regional Parks. However, classification of park types is not exact: regional parks may function as community parks, and both of these may function as neighborhood parks, depending on location and types of features.

A neighborhood park is intended to be used primarily by people living within walking or biking distance, or approximately 1/2 mile for children and range in 2 to 10 acres. The property on Old Depot Road is desirable because it is close to Herbert Green School, is accessible by walking or biking and is located adjacent to the El Dorado Trail. This site is suitable for a bike park which could make this a Regional Park because of the feature. In the Parks Masterplan (Page 101) recommendation NP1 is to assist with establishing 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. This property would serve the Diamond Springs/El Dorado area.

The Facilities Division has now reached acceptable terms and conditions with the property owners. The next step in this land acquisition process is moving forward with a Purchase and Sale Agreement (PSA). Board approval of the PSA would allow Facilities to begin a more rigorous due diligence process. A conceptual plan will be prepared to identify the improvements and design that will fit the parcel and shall be presented at a later date if the PSA is approved.

CEQA Analysis:

CEQA Guideline 15325(f) exempts acquisition of land for park purposes. The proposed acquisition is categorically exempt from review pursuant to CEQA Guideline section 15325(f), which exempts acquisition of property for park purposes. The County is not presently contemplating changes to the existing use of the property if the park facility does not proceed as planned. Any future use or disposition of the property for projects other than a park is expressly conditioned on CEQA compliance. A notice of exemption will be filed following Board approval of the PSA.

ALTERNATIVES

The Board could decline to execute PSA No. 201-O1811/2640 and terminate the acquisition process.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Parks Division

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

A General Fund contribution to the County's Accumulated Capital Outlay Fund was included in the FY 2017-18 Adopted Budget for this purpose. There is no change in Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

Return executed PSA to Division for processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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Parks Manager