



County of El Dorado

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Legislation Details (With Text)

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File created: 10/1/2018 **In control:** Board of Supervisors

On agenda: 10/30/2018 **Final action:** 10/30/2018

Title: Chief Administrative Office, Parks Division, recommending the Board:
1) Find that the real property located at the end of Red Hook Trail APN 101-220-19, a 26 acre parcel, 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:

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Attachments:

Date	Ver.	Action By	Action	Result
10/30/2018	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

The County acquired this 26-acre parcel in July 2001 for a park and recreational purposes, with a purchase price of \$220,000. The property is located North of Highway 50, at the end of Red Hook Trail Road, in the Pollock Pines area. During the park planning process in 2008, it was determined that the cost of construction would be too high due to the topography of the property. The amount of dirt that would need to be moved would make it cost prohibitive for a park.

Since the County determined that the property off of Red Hook was not suitable for a park, the property has remained fenced and unavailable to the community. The Facilities Division has done several cleanups on the property from the homeless populations and dumping of property at this location. The Parks Division prepared an item for the Parks and Recreation Commission on August 20, 2015 to make recommendations about vacant park lands, including the Red Hook property. The Parks and Recreation Commission recommended that the County surplus the property.

Additionally, the Commission recommended that the funds from the sale of the property be applied to the Forebay Community Park improvements. Forebay Park is also located in the Pollock Pines area, approximately one mile from the Red Hook Trail property, and the topography is better suited to a community park. The results of a 2016 community questionnaire showed that the community would

like improvements such as a playground, more trails and pathways, picnic shelters, pavilions, a disc golf course, dog parks and bike paths. Since the County acquired Forebay Park in 2014, ADA-related improvements have been installed, but no funding has been allocated for new improvements or for a conceptual plan. The sale of the Red Hook property could help to fund the improvements needed at Forebay Park.

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.

ALTERNATIVES

The Board could choose not to designate the real property as surplus and the property would remain as is.

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

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