



County of El Dorado

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Legislation Details (With Text)

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Type: Agenda Item **Status:** Approved

File created: 3/21/2019 **In control:** Board of Supervisors

On agenda: 4/2/2019 **Final action:** 4/2/2019

Title: Chief Administrative Office, Parks Division, recommending the Board:
1) Designate property located at/near Bass Lake and Bass Lake Road in El Dorado Hills identified as Assessors Parcel Number 115-400-02, approximately 41 acre parcel, as surplus property except for 100 foot strip of land to connect Bass Lake Road to Silver Spring Parkway; and
2) Authorize and appoint the Chief Administrative Officer, or designee, as the real estate negotiator on behalf of the County, to enter into negotiations with the El Dorado Hills Community Services District or their designated representative, for said property.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/2/2019	1	Board of Supervisors	Approved	Pass

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FUNDING: N/A

DISCUSSION / BACKGROUND

Pursuant to Government Code section 25365, the Board of Supervisors may transfer any real property to a special district or any other public agency within the County upon terms and conditions as agreed upon without going through the surplus property bid process if the property to be transferred is not required for county use.

On January 15, 2019, during a Board of Supervisors meeting, the Department of Transportation inquired into the Bass Lake Road property for the use of a 100 ft. strip of land to connect Bass Lake Road to Silver Spring Parkway and 1 acre for a maintenance yard for the western part of the County. The Board approved the request for the 100 ft. strip of land to connect Bass Lake Road to Silver Spring Parkway while voting against the 1 acre for a maintenance yard as long as the Department of Transportation could find an adequate maintenance yard at another location. Since that time, the Department of Transportation has determined it no longer has a need for the 1 acre maintenance yard at Bass Lake and Bass Lake Road.

The County acquired this 41-acre parcel on April 24, 2011 for park and recreational purposes as a property exchange for 16 acres of undeveloped County-owned land at the end of Robin Lane in Cameron Park. The property is adjacent to Bass Lake off of Bass Lake Road. The county paid \$33,000 from the General Fund Contingency to pay for closing costs.

A park plan and environmental document were prepared in 2003. There were many concerns from adjacent property owners and from the BLAC-Bass Lake Action Committee regarding lights and sports fields. There were also requests from Rescue School District for additional land that was needed for a future school site. All of these issues stalled this park site from development.

This site is also within the boundaries of El Dorado Hills Community Services District (EDHCSD). The question has come up several times about the County building a park within the EDHCSD boundary and whether or not it is a good use of the minimal funding the county has for parks. This property is located in an area that has many parks and sports fields because of work of the EDHCSD.

ALTERNATIVES

The Board could decide not to start negotiations with the EDHCSD.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Transportation

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

Creighton Avila, Deputy Chief Administrative Officer