



Legislation Details (With Text)

File #: 19-1872 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 12/17/2019 **In control:** Board of Supervisors

On agenda: 1/28/2020 **Final action:** 1/28/2020

Title: Department of Transportation recommending the Board approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions and the corresponding Grant Deed between the County of El Dorado (Seller) and the El Dorado Hills Community Services District (Buyer) for the amount of \$250,000 for the sale of one (1) parcel of real property totaling 41.70 acres of land located in the County of El Dorado, known as Assessor's Parcel Number 115-400-002-000.

FUNDING: Revenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved CRS, 2. B - Purchase and Sale Agreement, 3. C - Grant Deed, 4. D - Bass Lake Property - Final Board Item for Property Transfer - 2001, 5. E - Bass Lake Park Environmental Impact Report - 2003, 6. F - Bass Lake Park Proposed Master Plan Map, 7. Executed Grant Deed, 8. Executed Purchase and Sale Agreement, 9. Recorded Grant Deed 115-400-002-000

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions and the corresponding Grant Deed between the County of El Dorado (Seller) and the El Dorado Hills Community Services District (Buyer) for the amount of \$250,000 for the sale of one (1) parcel of real property totaling 41.70 acres of land located in the County of El Dorado, known as Assessor's Parcel Number 115-400-002-000.

FUNDING: Revenue.

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.

The County acquired the subject 41-acre property on April 24, 2001 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 (see attachment D). The subject 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 by the County in 2003 (see attachments E and F). There were concerns from adjacent property owners and the Bass Lake Action Committee (BLAC) regarding proposed lighting and sports fields. There were also requests from Rescue Union School District for additional land that was needed for a future school site. Together, these issues

stalled this park site from development.

The subject property is located within the boundaries of the El Dorado Hills Community Services District (EDHCSD). The question had been raised 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.

In early 2019 the EDHCSD approached the County about purchasing the subject property to include as part of a larger park at Bass Lake. The Board agreed that the EDHCSD's plan to develop the property as a public park was a benefit to the community. The Board agreed to sell, and the EDHCSD agreed to purchase the property for its appraised value.

The Department of Transportation has reserved an easement for road purposes and utilities over a portion of the property to accommodate the ultimate Bass Lake Road configuration.

ALTERNATIVES

The Board could decide not to complete the sale of this property to EDHCSD.

PRIOR BOARD ACTION

- 1) On January 15, 2019 (Item 26), the Board denied Department of Transportation's request to use a portion on the parcel for road maintenance and yard purposes.
- 2) On April 2, 2019 (Item 7), the Board designated this parcel as surplus and authorized the appointment of the Chief Administrative Officer, or designee, as the real estate negotiator on behalf of the County.
- 3) On July 23, 2019 (Item 33), Closed Session meeting held to give instructions to its negotiator regarding price and terms of payment for the property in question.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel; Chief Administrative Office, Parks Division

CAO RECOMMENDATION / COMMENTS

Approve as recommended. In regards to the sale proceeds totaling \$250,000, this is discretionary funding that can be used at the Board's discretion. However, considering the land was originally acquired for parks and recreation purposes it is recommended the Board direct the Chief Administrative Office to return to the Board with a budget transfer placing the \$250,000 in a designated reserve to be used for future park acquisition or development consistent with the County's General Plan and Parks Master Plan upon receipt of the funds.

FINANCIAL IMPACT

Revenue from the sale of the property in the amount of \$250,000.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on the Purchase and Sale Agreement and Joint Escrow Instructions and the Certificates of Acceptance for the corresponding Deed.
- 2) The Clerk of the Board will return one (1) copy of the fully executed Purchase and Sale Agreement and Joint Escrow Instructions to Transportation, attention to Grayson Lee, for final processing.
- 3) The Clerk of the Board will return one (1) copy of the signed Grant Deed to Transportation, attention to Grayson Lee, for final processing.

STRATEGIC PLAN COMPONENT

Infrastructure - Analyze need, coordinate and plan for County facilities, parks and trails including ongoing maintenance, operations and replacement.

CONTACT

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Department of Transportation