



Legislation Text

File #: 18-0764, **Version:** 1

..Title

Chief Administrative Office, Facilities Division, recommending the Board:

- 1) Find that the proposed property acquisition of 3368 Sandy Way in South Lake Tahoe is categorically exempt from review pursuant to California Environmental Quality Act (CEQA) Guideline section 15301(a); and
- 2) Direct and authorize staff to determine that the contingencies are satisfied and authorize the close of escrow to occur no earlier than 35 days after the filing of the CEQA Notice of Exemption.

FUNDING: Public Health Fund Balance.

DEPARTMENT RECOMMENDATION

Chief Administrative Office, Facilities Division, recommending the Board find that the proposed property acquisition of 3368 Sandy Way in South Lake Tahoe is categorically exempt from review pursuant to California Environmental Quality Act (CEQA) Guideline section 15301(a). Additionally, direct and authorize staff to determine that the contingencies are satisfied and authorize the close of escrow to occur no earlier than 35 days after the filing of the CEQA Notice of Exemption.

DISCUSSION / BACKGROUND

On March 13, 2018, the Board authorized the Chair to execute the Purchase and Sale Agreement and Joint Escrow Instructions (PSA) 201-O1811/2640 with the owners of Assessor's Parcel Number 027-362-08-100 (commonly known as 3368 Sandy Way, South Lake Tahoe) for \$1,250,000, as related to the Health and Human Services Agency's (HHSA) El Dorado Center Campus Project, and authorized staff to open escrow. Pursuant to the PSA, the County has ninety (90) business days for a due diligence period to conduct an inspection and evaluation of the property.

During the contingency period, staff performed a site investigation and Phase 1 Environmental Site Assessment study, obtained from the City a finding of consistency with the City's adopted general plan, confirmed compliance regarding Best Management Practices (BMPs) with the Tahoe Regional Planning Agency (TRPA) and confirmed programming needs with HHSA. While the attached letter from the City of South Lake Tahoe stating General Plan consistency also indicates a special use permit is required, staff has confirmed that cities and counties are generally mutually exempt from each other's building and zoning ordinances, and will follow-up appropriately with the City regarding the stated requirements.

The proposed project involves the purchase of property and construction of minor interior and exterior tenant improvements to the existing office building to accommodate and provide additional office space for the HHSA programs consistent with the designated commercial/office land use. No expansion of the existing office building will occur. General tenant improvements include interior demising and partition walls for new rooms and spaces, roof and wall insulation, doors, paint, carpet, tile, glazing, rough / finish carpentry, mechanical, electrical, plumbing, life safety, security and Americans with Disabilities Act (ADA) upgrades.

CEQA Analysis:

The property was most recently used as a Post Office, and is currently a vacant office building. The proposed acquisition of the property for use as an office building by HHSA is categorically exempt from review pursuant to CEQA Guideline 15301(a) which exempts project activities that involve negligible or no expansion of use beyond that existing at the time. A notice of exemption will be filed following Board approval.

ALTERNATIVES

NA

OTHER DEPARTMENT / AGENCY INVOLVEMENT

NA

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

Funding is included in the FY 2017-18 budget. The property is being purchased with Public Health funds.

CLERK OF THE BOARD FOLLOW UP ACTIONS

NA

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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