



County of El Dorado

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Legislation Text

File #: 18-1247, **Version:** 1

Chief Administrative Office, Facilities Division and Parks Division, recommending the Board consider the following:

- 1) In accordance with the Purchase and Sale Agreement and Joint Escrow Instructions 2997, authorize the payment of the purchase price and close of escrow, and waive contingencies, for acquisition of approximately 2.081 acres of land commonly known as 40 and 50 Old Depot Court, Placerville (Assessor's Parcel No. 327-250-37-100 and 327-250-38-100) for \$315,000, less any prior deposits;
- 2) Authorize the Chair to sign the Certificate of Acceptance for the property; and
- 3) Authorize the Facilities Manager, or designee, to execute any documents, as may be necessary to complete the transaction and close escrow consistent with the purchase agreement.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

On May 15, 2018, the Board authorized Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of 40 and 50 Old Depot Court, Placerville (Assessor's Parcel No. 327-250-37-100 and 327-250-38-100). The Board also directed staff to continue its due diligence concerning the potential purchase along with an escrow deposit of \$1,000.

During the contingency period, staff performed a site investigation and contracted with a consultant to perform Phase I and Phase II Environmental Site Assessment studies. The investigations and studies indicated no significant issues. On June 5, 2018, the Planning Commission made findings that the acquisition of this real property for public recreational park purposes is consistent with the El Dorado County General Plan pursuant to Government Code Section 65402.

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 Court 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 property would serve the Diamond Springs/El Dorado area.

ALTERNATIVES

The Board could disapprove the purchase. \$900 of the \$1,000 escrow deposit would be refunded back to the County.

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 2018-19 Adopted Budget for this purpose.

CLERK OF THE BOARD FOLLOW UP ACTIONS

NA

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Russ Fackrell, Facilities Manager

Vickie Sanders, Parks Manager