



Legislation Text

File #: 21-1835, **Version:** 1

Chief Administrative Office recommending the Board:

- 1) Find and declare the County owned property between the State-owned Armory and Ray Lawyer Drive, Assessor's Parcel 325-240-011, as exempt surplus land; 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 State of California or their designated representative, for said property.

FUNDING: N/A

DISCUSSION / BACKGROUND

To address the shortage of housing for Californians, on January 15, 2019, Governor Newsom ordered the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) to identify and prioritize excess state-owned property and aggressively pursue sustainable, innovative, cost-effective housing projects with Executive Order N-06-19. One of the parcels identified in this initiative is the 2.61-acre parcel known as the Placerville Armory, located at 212 Armory Drive in the City of Placerville. In April 2021, the State selected Jamboree Housing Corporation as the development entity for development of the site. More information on this initiative can be found at

<https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>

Assessor's parcel number (APN) 325-240-011 is located between Ray Lawyer Drive and the State-owned Armory building. The 0.45-acre parcel is owned by the County and managed by the El Dorado County Fair Association as part of the fairgrounds property. County staff have determined that the project may require all or part of APN 325-240-011 as part of the development of the site.

The Surplus Land Act requires that before a local agency takes any action to dispose of property, the local agency must take formal action at a regular public meeting declaring that the land is surplus and not necessary for the agency's use. Property shall be declared either "surplus land" or "exempt surplus land" as supported by written findings.

However, property that qualifies as "exempt surplus land" is not subject to the Surplus Land Act disposition procedures. Per California Department of Housing and Community Development (HCD) Guidelines, a local agency that determines that property is exempt surplus land is required to provide a copy of the written determination to HCD at least 30 days prior to the disposition.

Property that is transferred to another local, state, or federal agency for that agency's use qualify qualifies as "exempt surplus land" pursuant to Government Code Section 54221 (f)(1)(D). The potential transfer all or some of APN 325-240-011 to the State of California for development as part of Executive Order N-06-19 Affordable Housing Development qualifies as "exempt surplus land" pursuant to Government Code Section 54221 (f)(1)(D).

ALTERNATIVES

The Board could decline to declare the property as exempt surplus and not move forward with negotiations with the State.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

FINANCIAL IMPACT

There is no fiscal impact known at this time.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Don Ashton, Chief Administrative Officer