



# County of El Dorado

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## Legislation Text

File #: 10-0056, Version: 1

County Counsel recommending the Board consider recommendations regarding the Carriage Hills Property, as follows:

- 1) Find that the purchase of the subject property is categorically exempt from California Environmental Quality Act (CEQA) as a Class 25 Exemption and direct that a Notice of Exemption be filed;
- 2) Find that the purchase of the subject property is consistent with the General Plan;
- 3) Approve the Purchase Agreement for the property at a purchase price of \$675,000 and authorize the Chair to execute the Purchase Agreement or other authorizing documents;
- 4) Authorize the Chair to execute an Acceptance of Deed for the property;
- 5) Authorize County Counsel to execute escrow instructions and other documents necessary to complete the transaction, consistent with the Purchase Agreement; and,
- 6) Authorize the Chair to sign the Budget Transfer increasing revenues and appropriations in the Department of Transportation. The subject property is approximately 20.11 acres of land commonly known as 3615 Palmer Drive and 4021-41 Loma Drive in Cameron Park, California. Assessor's Parcel Nos. 070-261-77, 070-261-79, 070-261-80, and 070-261-81. (Carriage Hills Property)

BUDGET SUMMARY:		
Total Estimated Cost		\$675,000.00
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$675,000	use of fund balance
Total Funding Available	\$675,000.00	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost: The net cost to the County is \$675,000.00, plus some small amount for closing costs (estimated at less than \$10,000). There may be a small ongoing cost for maintenance of the property and for funding the Loma Drive maintenance agreement.

Background: County Counsel staff is recommending that the Board of Supervisors approve the purchase of what has come to be known as the Carriage Hills property for a purchase price of \$675,000.00. The subject property is an approximately 20 acre parcel located on the north side of Highway 50 between Ponderosa Road and Cameron Park Drive. Staff has done due diligence on the property, including a site visit, review of the preliminary title report, review of the Mandatory Residential Disclosure Report and preparation of a Phase I environmental study.

Reason for Recommendation: Refer to attached staff report.

Action to be taken following Board approval: The necessary documents will be signed and necessary steps will be taken to close escrow, including disbursement of the purchase price and additional closing costs.

Contact: Louis B. Green, Ext. 5770

Concurrences: