



Legislation Text

File #: 24-127, Version: 1

Memorandum

Date: February 27, 2024

To: The Honorable Bruno Sabatier, Chair, Lake County Board of Supervisors

From: Lars Ewing, Public Services Director

Subject: a) Consideration of Agreement for the Purchase of Real Property Located at 16540 State Highway 175 in Cobb; and b) Consideration of Resolution Accepting and Consenting to Recordation of a Grant Deed

Executive Summary: In February of last year, your Board granted conceptual approval for the purchase of 13-acre property in Cobb for a future community park, located at 16540 State Highway 175 at the intersection of Golf Road. Your Board also appointed a team to oversee negotiations, who since then have secured an appraisal, completed property inspections (which included an assessment of potential hazard trees), arranged with the property owner for the removal of abandoned vehicles, and established terms with the property owner for a purchase offer of \$300,000.

Additionally, in June the Lake County Planning Commission determined the acquisition to be in conformity with the Lake County General Plan and categorically exempt from the California Environmental Quality Act. Furthermore, Public Services staff consulted with environmental representatives from both Middletown Rancheria and the Big Valley Band of Pomo Indians about the project and worked with a landscape architecture firm to prepare a preliminary concept plan for potential park development.

Should your board approve the acquisition, Public Services staff will initiate a public outreach process to develop both an interim and long-term park use plan, continue consultation with both tribal nations, refine the concept design for future park use by the public, and perform appropriate environmental resource surveys/studies, all with the intent to progress to a public opening of the property.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply):

Not applicable

Fully Article X. <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI>- and/or Consultant Selection Policy <[http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+\\$!26+Procedures+Manual/Ch4_2021v2.pdf](http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+$!26+Procedures+Manual/Ch4_2021v2.pdf)>-Compliant (describe process undertaken in "Executive Summary")

Section 2-38 <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI> Exemption from Competitive Bidding (rationale in "Executive Summary," attach documentation, as needed)

For Technology Purchases: Vetted and Supported by the [Technology Governance Committee](#)

<http://lcnnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf> ("Yes," if checked)

Other (*Please describe in Executive Summary*)

Consistency with Vision 2028 (check all that apply): Not applicable

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Well-being of Residents | <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake |

Recommended Action: a) Approve the Agreement for the Purchase of Real Property Located at 16540 Highway 175 in Cobb; and b) Approve the Resolution Accepting and Consenting to Recordation of a Grant Deed.