



Legislation Text

File #: 23-137, Version: 1

Memorandum

Date: February 14, 2023

To: The Honorable Lake County Board of Supervisors

From: Lars Ewing, Public Services Director

Subject: Consideration of Conceptual Approval for the Purchase of Real Property for a Cobb Area Community Park and Appointment of a Negotiating Team

Executive Summary:

The Open Space, Conservation & Recreation Element of the Lake County General Plan includes a singular goal for recreation and open space resources:

“To provide a parks, recreation, and open space system that serves the recreational needs of County residents and visitors, including a regional non-motorized recreational trail system.”

Of the eight planning areas in Lake County that are identified in the General Plan, Cobb Mountain is the only area that does not have a public community park. Interest in a park in the area of Cobb is longstanding, as evidenced by statements in the Cobb Mountain Area Plan of the “need for small neighborhood parks....more recreation opportunities...and a site for youth-oriented facilities.” More recently, citizen input has emphasized the community’s desire to develop a community park. This recent input sprang from numerous sources such as public meetings to solicit community needs for future park improvements, preliminary feedback for the parks and recreation master plan efforts, as well as discussions at the Cobb Area Council.

The FY 22/23 Parks and Recreation budget includes an appropriation of \$1,000,000 to begin planning and development of a community park and trails system in the Cobb area. Toward that end, Public Services initiated preliminary discussions with owners of multiple properties in the Cobb area. Staff feels that one particular 13-acre parcel is well-suited and, upon preliminary research, appears to be free of encumbrances. The property is 16540 State Hwy 175 in Cobb, APN 013-056-04.

To progress from this point, the County’s real property purchasing policy requires conceptual approval by your Board, as well as appointment of a negotiating team for the potential purchase. The County’s Space Committee reviewed the proposal and recommends your Board’s conceptual approval and establishment of a negotiating team. Should your Board approve these actions, staff will secure an appraisal of the property, complete more detailed property history research, and initiate

negotiations for the terms of a purchase on behalf of your Board. If the process comes to a successful end, staff will present a tentative purchase agreement for your Board's consideration.

If not budgeted, fill in the blanks below only:

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

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 |

If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:

Which exemption is being requested?

How long has Agreement been in place?

When was purchase last rebid?

Reason for request to waive bid?

Recommended Action: Provide conceptual approval for the acquisition of property located at 16540 State Hwy 175 in Cobb, CA, APN 013-056-04, and appoint a negotiating team that includes the Public Services Director (or designee) and County Administrative Officer (or designee)