

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: PARKS AND RECREATION *KMW*

BOARD AGENDA# *B-9

Urgent _____ Routine X

AGENDA DATE February 27, 2001

CEO Concurs with Recommendation YES *Q* NO _____
(Information Attached)

4/5 Vote Required YES _____ NO _____

SUBJECT:

APPROVAL TO SET MARCH 27, 2001, FOR THE BOARD TO CONSIDER
PURCHASING REAL PROPERTY TO EXPAND A NEIGHBORHOOD PARK ON
"T" STREET IN EMPIRE, CALIFORNIA

STAFF RECOMMENDATIONS:

1. CONSIDER ON MARCH 27, 2001, A PROPOSAL TO EXECUTE AN AGREEMENT TO PURCHASE REAL PROPERTY IN EMPIRE, CALIFORNIA FOR DEVELOPMENT AS A NEIGHBORHOOD PARK
2. AUTHORIZE THE CLERK OF THE BOARD TO ADVERTISE THE NOTICE OF THE INTENT TO PURCHASE REAL PROPERTY
3. AUTHORIZE THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT TO INITIATE INVESTIGATIONS REGARDING THE CONDITION OF THE PROPERTY

FISCAL IMPACT:

The cost for the acquisition would be \$61,500 plus actual closing costs. Funding would come from the Plant Acquisition Account.

BOARD ACTION

No. 2001-141

On motion of Supervisor Caruso, Seconded by Supervisor Simon

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

Motion:

ATTEST: REAGAN M. WILSON, Clerk By: *Christine Ferrero* Deputy

File No.

APPROVAL TO SET MARCH 27, 2001, FOR THE BOARD TO CONSIDER PURCHASING
REAL PROPERTY TO EXPAND A NEIGHBORHOOD PARK ON I STREET IN EMPIRE,
CALIFORNIA

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DISCUSSION: To address the Stanislaus County Parks Master Plan goal of siting and developing a park in the community of Empire, the Board of Supervisors authorized the purchase of 5.5 acres at 5349 Yosemite Boulevard, Empire, on August 29, 2000. In order to provide water and sewer to this parcel, and to provide parking and access to it, staff is recommending the purchase of an additional parcel that is adjacent to, and contiguous with, the 5.5 acres.

Purchasing the parcel has many benefits, including potential savings in project costs. The parcel, on I Street north of Yosemite Boulevard, is 23,919 square feet or about half an acre. It is zoned R-3. A park is a permitted use for such zoning. The parcel has access to sewer, water and electric service. The parcel would provide access and egress on I Street. This could save the cost of developing a left turn lane on Yosemite Boulevard (which is estimated would cost at least \$150,000), as there are turn lanes at I Street and Yosemite Boulevard, thus creating safer access to the park. It would provide for off-street parking.

The owners are willing to sell the property for the price of \$61,500. The appraised price was \$48,000. The difference between the appraised and asking price could be made up by the savings from not having to install a turn lane on Yosemite Boulevard, and from savings attributable not having to run a sewer line extension east on Yosemite Boulevard.

The Parks and Recreation Department is therefore requesting authorization to enter into an agreement which is conditioned upon (1) an acceptable environmental assessment; (2) an acceptable title report; and, (3) final approval of the funding by the Board of Supervisors. Before final approval may be given by the Board, Government Code section 25350 requires publication of a notice that the Board intends to purchase real property. Staff is requesting authorization to publish the required notice in order to proceed with the proposed purchase.

If the Board approves the staff recommendations contained in this report, purchase of the parcel would be brought back to the Board on March 27, 2001, for final consideration. If the Board approves the purchase at that time, escrow would close shortly thereafter.

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In the event the property is purchased by the County, staff intends to develop the park site in accordance with the Parks Master Plan when funding becomes available.

In order to proceed with the proposed purchase of land, the Board is requested to adopt the staff recommendations.

POLICY
ISSUES:

The purchase of this property, if approved on March 27, 2001, would be consistent with the Board's priority of ensuring a safe and healthy community. Approval of the recommendations would be consistent with the implementation of the Parks Master Plan, which was adopted by the Board in 1999.

STAFFING
IMPACT:

None associated with this request.

NOTICE OF INTENTION TO PURCHASE REAL PROPERTY

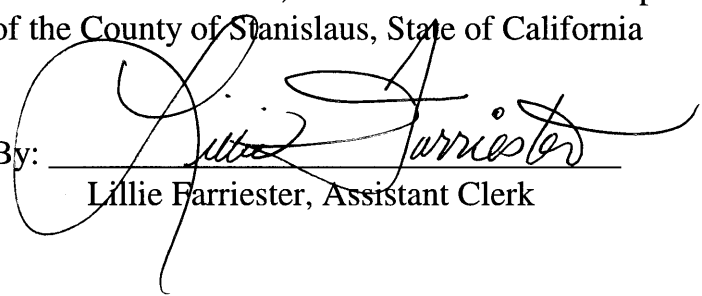
NOTICE IS HEREBY GIVEN that on March 27, 2001, commencing at 9:00 a.m., or as soon thereafter as the matter may be heard, the Board of Supervisors of Stanislaus County will meet in the Chambers, Basement Floor, at 1010 10th St., Modesto, Ca., to consider a proposal to execute an agreement to purchase the real property located on I St., Empire, Ca. (APN 133-14-22) for the price of \$61,500. The vendor is St. Mary Holy Apostolic Catholic Church of the East. For further information, interested persons may contact Rosendo Verduzco of the Stanislaus County Parks and Recreation Department at (209) 525-6771 or at 3800 Cornucopia Way, Ste. C, Modesto, Ca. 95358.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: February 27, 2001

ATTEST: REAGAN WILSON, Clerk of the Board of Supervisors
of the County of Stanislaus, State of California

By: _____


Lillie Farriester, Assistant Clerk

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

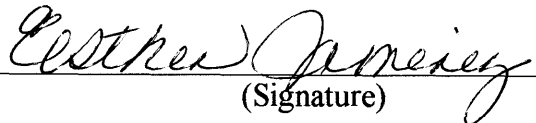
**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue thereof on the following dates, to wit:

MARCH 7, 14, 21, 2001

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at **MODESTO**, California on

MARCH 21, 2001
(date)


(Signature)

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TO PURCHASE REAL PROPERTY**
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BY ORDER OF THE BOARD
OF SUPERVISORS
DATED: February 27, 2001
ATTEST: REAGAN WILSON, Clerk of the Board of Supervisorsof the County of Stanislaus, State of California
By: Lillie Farriester, Assistant Clerk
March 7, 14, 21, 2001