

ITEM#:
DATE: November 13, 2018

RESCUE UNION SCHOOL DISTRICT

AGENDA ITEM: Final Information on Sale of Bass Lake Property

BACKGROUND:

In 2013, the El Dorado Irrigation District identified the Bass Lake Property (150 plus acres) as surplus and Rescue Union School District expressed its desire to purchase the property for \$300,000, about one-tenth the price Parker Development was asking for the land along Serrano Parkway. In February of 2015, Rescue Union School became the owner of APN 115-400-12-100 that includes Sellwood Park, Bass Lake Dam, Bass Lake, and the land surrounding the lake.

A portion of the Bass Lake property was divided and kept by EID for maintenance purposes and the APN changed to 115-400-21-100 and the property is 142 acres in which Bass Lake makes up 54 acres and Sellwood Field is three acres. The estimated length of the dam and levees around the lake is 1.5 miles long.

Concurrent to the purchase, Rescue Union School District worked collaboratively with the County of El Dorado, the El Dorado Community Services District and the El Dorado Irrigation District to formulate a plan that would include a school site, a community park and access to Sellwood Field.

Rescue Union School District and the County of El Dorado had been able to identify the proposed site for a school that includes approximately ten (10) acres of County owned property together with approximately ten (10) acres of Rescue USD owned land. In addition, Rescue USD and the County of El Dorado have conceptualized the idea of a loop road that would connect Serrano Parkway to Bass Lake Road through the property, thereby providing access to Sellwood Field, new recreation fields for the community, and to the proposed school site.

Unfortunately, as Rescue USD and EID were approaching the close of escrow, Parker Development submitted an amendment to their plans for Serrano Village J, Lot H that would in essence eliminate public access to the proposed park and school site via Serrano Parkway.

Thereafter, although the District had a vision for a school and community park for the Bass Lake Property, the District felt compelled to explore other options with regard to acquiring a school site to serve the development in the Upper Serrano and Bass Lake areas and purchased two lots on Sienna Ridge.

On February 9, 2016, the board passed resolution 16-01 creating a district advisory committee to review and recommend the best use of the space and real property of the District; however, no committee members were appointed and no further action was taken at that time.

The El Dorado Hills CSD presented to the RUSD Board at the October 14, 2017 its interest in purchasing the Bass Lake property from the district and the board requested staff to present information regarding the steps necessary to sell the property.

The Board of Trustees at the November 8, 2017 board meeting requested staff should prepare a list of candidates for the 7-11 committee and at the December 12, 2017 meeting, the board approved members for the committee. The 7-11 Committee meet on January 11, 2018 and recommended the Board declare the Bass Lake Property APN: 115-400-21-100, as surplus to the educational needs of the District, and to sell this asset. At the January 23, 2018 board meeting the report from the 7-11 Committee was reviewed and accepted by the board.

At the February 13, 2018 meeting the Board took action to approve the surplus of the Bass Lake Property and gave direction to Administration to solicit offers for the property under the Naylor Act which required 180 day window for accepting interested offers of qualified parties.

The District only received one letter of interest, from the El Dorado Hills CSD, and the Board gave Administration direction to start negotiations once an appraisal was completed of the property and the value was calculated under the Naylor Act. The appraisal was completed in September 2018 and negotiations with the CSD were completed shortly after.

STATUS:

The Board took action in close session at the October 9, 2018 meeting to approve the contract with a 5-0 vote for the sale of Bass Lake to the El Dorado CSD for \$570,000. The El Dorado CSD Board on October 11, 2018 approved the contract for sale. The property as of this document creation was in escrow with an anticipated close date of November 8, 2018.

FISCAL IMPACT:

The sale of the property is \$570,000 and the district portion of escrow related costs are \$2,531. The property was purchased using Mello Roos tax funds and so all sales proceeds will go back into that fund for approved facility related activities.

BOARD GOAL(S):

Board Focus Goal II – FISCAL ACCOUNTABILITY:

Keep the district fiscally solvent through prudent LCAP aligned budget processes in order to meet the needs of our students.

Board Focus Goal V – FACILITY/HOUSING:

Build, improve and maintain school facilities to meet current and future education needs while integrating the most effective and efficient use of resources.

RECOMMENDATION:

No action required. Informational only.