



**M E M O R A N D U M**  
**FACILITIES MANAGEMENT**  
**REAL ESTATE SERVICES DIVISION**  
County of Placer

TO: Honorable Board of Supervisors DATE: December 15, 2020

FROM: Steve Newsom, Director of Facilities Management  
By: Karyn F. Boulais, Senior Project Manager

SUBJECT: Real Estate Services / Purchase and Sale Agreement / Town of Loomis / Former Placer County Library, 6050 Library Drive, Loomis, CA.

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**ACTION REQUESTED**

Adopt a Resolution to approve a Purchase and Sale Agreement (Agreement) with the Town of Loomis (Town) for the sale of the 4,608 ± sq. ft. former Placer County library building and 36,000 ± sq. ft. surrounding land, located on a portion of APN: 043-100-029-000 at 6050 Library Drive, Loomis, CA (Transferred Property) for \$1.00 and authorize the Director of Facilities Management, or designee, to execute the Agreement and take all necessary actions to implement the terms of the Agreement.

**BACKGROUND**

In 1977 the County acquired all rights, title, and interest in the property by Grant Deed from the Gates and Woods families. In 1980 the County built the Loomis Library on the property and operated the library through July 2016. On June 21, 2016, your Board authorized the closure of the Loomis Library and concurrently authorized the Director of Public Works and Facilities to execute a ten-year lease with the Town of Loomis (Lease). The Lease provides for shared use of the parking lot, sidewalks, landscaping, outside lighting, and other improvements serving both the Loomis Library and adjoining Veteran’s Memorial Hall (Common Area) and provides for shared maintenance obligations. The Town and County share costs associated with the Common Area with the County performing the work and invoicing the Town for 50% of costs.

After the Town of Loomis entered into the Lease, they secured \$700,000 in funding to operate the former Loomis Library as a Community Learning Center (LCLC) through a sales tax measure passed in November 2016. The sales tax measure sunsets in 2026. To continue operation of the LCLC, the Town will pursue a longer-term sales tax measure and has requested the County transfer ownership of the property to the Town.

The County agrees to transfer a portion of the property (Transferred Property) to the Town under the following conditions:

- Transferred Property shall remain a public facility for 10 years following transfer.
- Transferred Property conveyed will be a portion of APN: 043-100-029-000 (Transferred Property Map), the County will retain the Parking Lot.
- Purchase Price is \$1.00.
- Town to pay for survey and legal description describing the Transferred Property.
- Town to pay all title and escrow fees.
- Town and County will enter into a Parking Lot Use Agreement to ensure adequate shared parking, assign maintenance obligations, and provide for shared costs of the shared parking lot.

Honorable Board of Supervisors  
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To proceed with this proposed sale, it is necessary that your Board adopt a Resolution approving the Agreement for the sale of the Transferred Property and authorizing the Director of

Facilities Management, or designee, to execute and implement the Agreement on file with the Clerk of the Board.

**ENVIRONMENTAL IMPACT**

Board action authorizing the Agreement is exempt from review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides for activities, including ongoing use of existing facilities, where there is no expansion of use beyond that which currently exists.

**FISCAL IMPACT**

The Purchase Price is \$1.00. The County currently receives lease revenue of \$1.00 per year. Cost to prepare the Agreement is included in the Real Estate Services Division's FY 2020-21 Adopted Budget. Town will pay cost of survey, legal description, title insurance, and escrow costs.

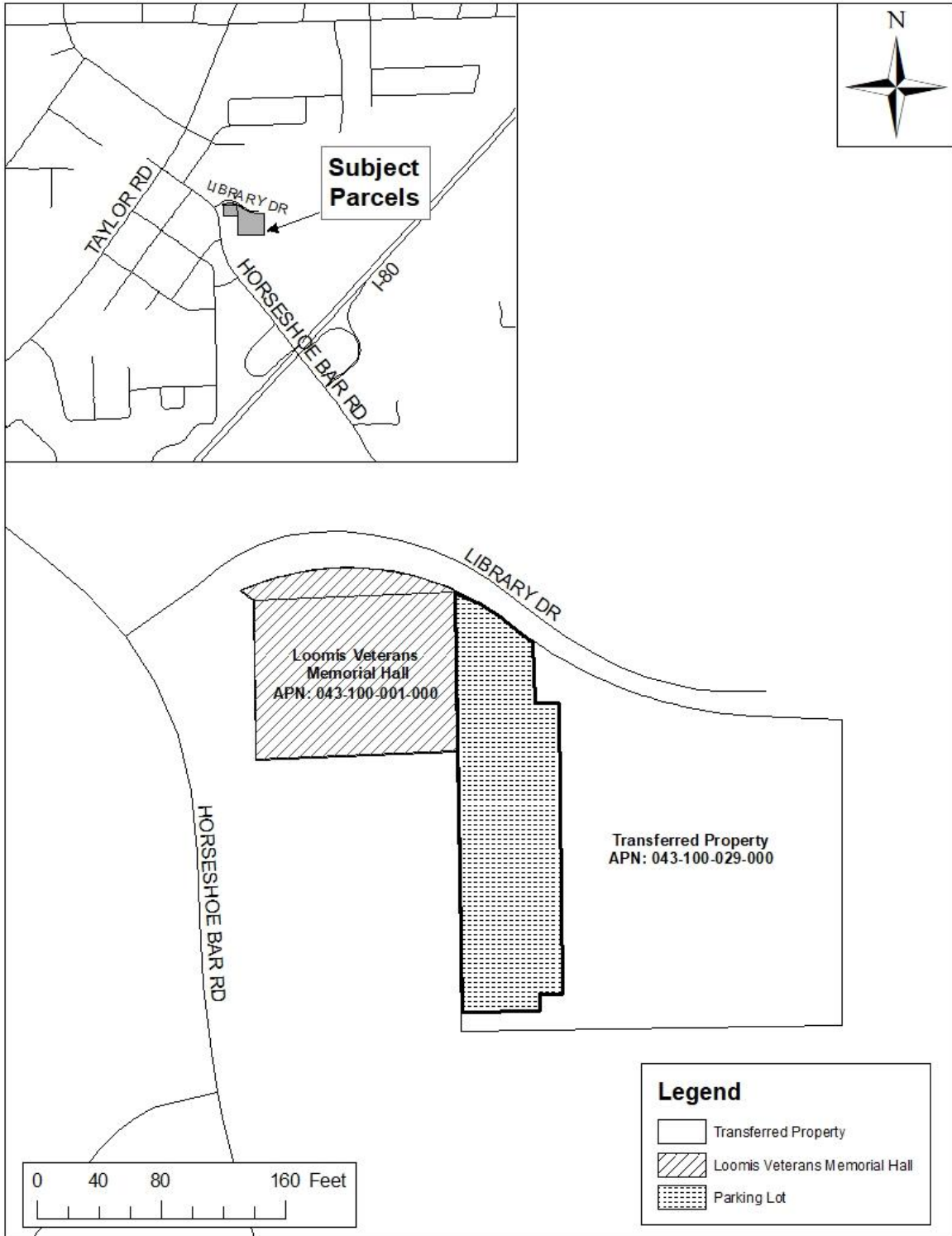
**ATTACHMENTS**

Attachment A - Transferred Property Map

Attachment B - Resolution

On file with the Clerk of the Board: Purchase and Sale Agreement Loomis Library Property

### ATTACHMENT A TRANSFERRED PROPERTY MAP



# Before the Board of Supervisors County of Placer, State of California

**In the matter of:** Resolution requesting the Board approve a Purchase and Sale Agreement (Agreement) with the Town of Loomis (Town) for the sale of a portion of the Loomis Library Property, described as APN: 043-100-029-00, (Transfer Property) for One and No/100 Dollars and authorize the Director of Facilities Management, or designee, to execute the Agreement and take all necessary actions to implement the terms of the Agreement.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, the County acquired all rights, title and interest in the Loomis Library Property (Property) in 1977 by a Grant Deed from the Gates and Woods families; and

WHEREAS, the County built the Loomis Library on the Property in 1980 and operated a public library on the site until 2016; and

WHEREAS, on June 21, 2016, the Board of Supervisors authorized the closure of the Loomis Library and concurrently authorized the Director of Public Works and Facilities to execute a ten-year lease with the Town allowing the Town to operate a Library and Community Learning Center.

WHEREAS, in January 2020, the Town requested the County sell the Property to the Town in support of the Town's plan to fund and operate the former library building as a Community Learning Center.

WHEREAS, the County has agreed to transfer a portion of the Property (Transferred Property) to the Town under certain conditions.

WHEREAS, the County desires to transfer the Transferred Property provided the Transferred Property remains a public facility for at least 10 years following transfer, the Town pays all survey, legal description, title and escrow fees and Town enters into a Parking Lot Use Agreement with the County.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, hereby declares its intention to sell the Transferred Property in accordance with California Government Code §25365.

BE IT FURTHER RESOLVED, that the Board of Supervisors approves the Purchase and Sale Agreement on file with the Clerk of the Board.

BE IT FURTHER RESOLVED, that the Director of Facilities Management, or designee, is hereby authorized to enter into the Purchase and Sale Agreement and take all further actions necessary to implement the terms of the Agreement.

Exhibit A – Transferred Property Map

**EXHIBIT A**

**TRANSFERRED PROPERTY MAP**

