

price of \$279,000. On June 13, 2019, the Placer County Consolidated Oversight Board adopted Resolution No. 2019-010 to approve the Brokerage Services Agreement.

The County and the Successor Agency have negotiated a Purchase and Sale Agreement (PSA) for the County to acquire the Swiss Mart Property from the Successor Agency. Following are the key terms:

- 1) Purchase Price – \$279,000
- 2) Refundable Deposit – \$3,000
- 3) Commission – Successor Agency to pay Mancuso Real Properties a six percent commission at the close of escrow.
- 4) Escrow and Title Fees – County to pay all recording fees and Successor Agency to pay any transfer taxes. Successor Agency and County shall share equally in the cost of the CLTA Standard Coverage Policy and escrow fees.
- 5) Contingency Period – The County will have a 30-day Contingency Period after the execution of the PSA to evaluate the property and title contingencies.
- 6) Close of Escrow - Close of Escrow will occur within 20 business days of the end of the Contingency Period unless otherwise extended by mutual agreement of the parties.

To proceed with the acquisition of the Swiss Mart Property, it is necessary that your Board adopt a Resolution approving the PSA on file with the Clerk of the Board and authorizing the Director of Facilities Management, or designee, to execute and implement the PSA. Your Board's approval of the PSA and adoption of a Resolution will supersede the Option to Purchase Provision included in Resolution No. 2020-047 adopted on March 24, 2020. The full execution of the PSA will be contingent on approvals by the Successor Agency Board and the Consolidated Oversight Board.

No project has been proposed for the Swiss Mart Property and the action of the Board on the PSA will not approve any development of the site. Preliminary discussions have focused on the potential for public parking and multimodal access to transportation (bikes, micro-transit) and visitor information amenities. Any such plan will be subject to separate CEQA review and consideration of any necessary permits.

ENVIRONMENTAL IMPACT

Your Board's action to adopt the Resolution and approve the agreement and other authorizations provided for herein (collectively, the Action) are each exempt from CEQA review on multiple independent bases:

- The Action is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore, is not subject to CEQA. CEQA applies only to the approval of a project, and the Action does not constitute approval of a project. The authorization, execution and implementation of the Agreement will not cause any physical change to the environment, directly or indirectly, beyond those activities that are already authorized to

occur at the site. All potential development and/or improvements referred to in the Agreement are preliminary and will be subject to separate environmental review pursuant to CEQA.

- If the Action is determined to be a project, the Action is exempt from CEQA as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines Section 15061 (b)(3)). For the reasons stated above, authorization to enter into the Agreement will not result in any adverse change to the environment, and thus no significant impacts will occur by virtue of the Agreement. The Agreement does not create any new entitlements or project approvals.
- The Action is exempt from review pursuant to Section 15301 of the CEQA Guidelines. This section provides for activities, including ongoing use of existing facilities, where there is no expansion of use beyond that previously existing.
- The Action is exempt from CEQA because it does not constitute a project approval under CEQA Guidelines Section 15352(a). Approval of the agreement and related authorizations does not commit the County of Placer over to a definite course of action. The County is not approving any land use entitlements.

Each of these facts is a separate and independent basis for the County of Placer Board of Supervisors determination that the County of Placer Board of Supervisors Action is exempt from CEQA and does not require further CEQA review.

FISCAL IMPACT

The total acquisition cost to acquire the Swiss Mart Property is \$302,000 which includes the Purchase Price (\$279,000), estimated title, escrow and closing costs (\$3,000), appraisal and site reports (\$5,000) and legal and staff expenses (\$15,000). This acquisition requires a FY 2021-22 Budget Amendment (AM-00509) to utilize \$302,000 of General Fund Capital Reserves and be transferred from the General Fund Contribution – Facilities and Infrastructure cost center by the same amount to the Capital Fund Budget for PJ01804 Kings Beach Swiss Mart Property Acquisition for the expenditure authority to make the purchase.

Maintenance costs associated with the site are currently paid by the Successor Agency. Future costs for planning and development of the site will be addressed at such time as a potential project is proposed.

The proposed purchase of the Swiss Mart Property results in no net change in property tax revenues since both the Successor Agency and the County are tax-exempt entities.

ATTACHMENTS

Attachment A - Swiss Mart Property Map

Attachment B - Resolution

Honorable Board of Supervisors

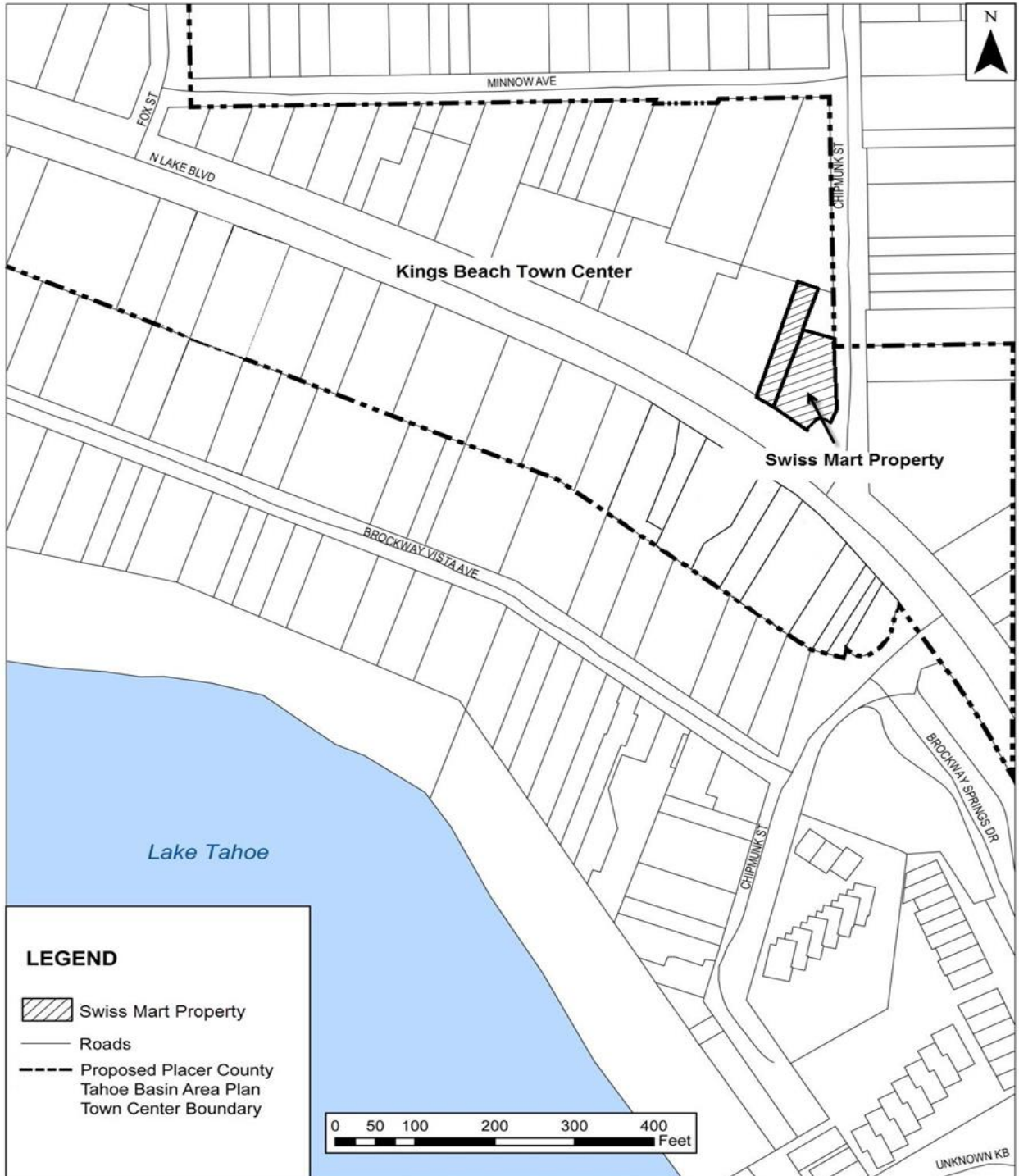
July 27, 2021

Real Estate Services Division / Purchase and Sale Agreement / Placer County Successor Agency / Swiss Mart Property 8793 and 8797 North Lake Boulevard in Kings Beach, CA

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On file with the Clerk of the Board - Purchase and Sale Agreement Swiss Mart Property

Attachment A
Swiss Mart Property Map



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

In the matter of: Resolution to approve the Purchase and Sale Agreement for the acquisition of the Swiss Mart Property, located at 8793 and 8797 North Lake Boulevard in Kings Beach, CA (APN 090-192-055-000 and 090-192-062-000) from the Placer County Successor Agency for \$279,000, plus escrow and title costs, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute the agreement and complete the

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

WHEREAS, The Swiss Mart Property is one of three properties acquired in Kings Beach by the former Placer County Redevelopment Agency and now owned by the Placer County Successor Agency (Successor Agency).

WHEREAS, On May 28, 2019, the Successor Agency Board approved an exclusive Real Estate Brokerage Services Agreement with Mancuso Real Properties to list the Swiss Mart Property (Swiss Mart Property) for sale at a price of \$279,000.

WHEREAS, The Swiss Mart Property is located at the eastern gateway to Kings Beach and is the location of a County-owned and maintained Kings Beach gateway monument.

WHEREAS, The County of Placer desires to purchase the Swiss Mart Property from the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, that the County hereby approves the Purchase and Sale Agreement for the acquisition of the Swiss Mart Property from the Placer County Successor Agency for \$279,000. The total acquisition cost to acquire the Swiss Mart Property is \$302,000 which includes the Purchase Price (\$279,000), estimated title, escrow and closing costs (\$3,000), appraisal and site reports (\$5,000) and legal and staff expenses (\$15,000).

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 agreement and to acquire the Swiss Mart Property, including the payment of escrow and title costs.

