



## **RESOLUTION No. \_\_\_\_\_**

### **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

**RESOLUTION APPROVING AN AGREEMENT TO CONSUMMATE THE PURCHASE OF A 21.48-ACRE PARCEL LOCATED AT 12270 LA BARR MEADOWS AND 12022 LA BARR MEADOWS, GRASS VALLEY, CALIFORNIA (APN 022-160-033-000 AND 022-160-006-000) FROM JAMI AND JAMES HOPPER, FOR \$2,661,850 (INCLUDING CLOSING COSTS); AUTHORIZING THE DIRECTOR OF FACILITIES TO EXECUTE THE PURCHASE AGREEMENT (IN SUBSTANTIALLY THE SAME FORM AS ATTACHED) AND ANY OTHER DOCUMENTS REQUIRED TO CONSUMMATE THE PURCHASE ON BEHALF OF THE COUNTY OF NEVADA; AND DIRECTING THE AUDITOR-CONTROLLER TO RELEASE FACILITIES PLANNING ASSIGNMENT IN THE GENERAL FUND IN THE AMOUNT OF \$2,661,850, AND TO AMEND THE FISCAL YEAR 2022-23 CAPITAL FACILITIES BUDGET (REQUIRES 4/5 AFFIRMATIVE VOTE)**

WHEREAS, the County is requesting to purchase a 21.48-acre parcel located at 12270 and 12022 La Barr Meadows Road, Grass Valley, California 95949. The real property, at the time of drafting, is commonly known as the entirety of APN 022-160-033 (8.28 acres) and 13.2 acres of APN 022-160-006, as specifically described in Attachment A to the Purchase Agreement; and

WHEREAS, closed session regarding property negotiations was held March 28th 2023, to discuss the potential terms of the property to be purchased; and

WHEREAS, Jami M. Hopper and James R. Hopper have offered to sell to the County the 21.48 acre parcel, upon recording of the lot line adjustment, for \$2,649,850; and

WHEREAS, the County will incur up to \$12,000 for the closing costs; and

WHEREAS, the property purchase will potentially support the County's planned facility projects including the effort to develop a site for green waste processing, a possible site for a new Animal Shelter, and other future projects. The property purchase is adjacent to the existing County Operation Center (NCOC) and allows for shared use between departments and programs; and

WHEREAS, if the County acquires the Property, the County shall not engage in any construction or development activities on the Subject Property, including the obtaining of development entitlements, until and unless the CEQA environmental review process, and other applicable public review and hearing processes, are complete; and

WHEREAS, the costs are to be paid for with a release of Facilities Planning Assignment, in alignment with the intended use of that Assignment to "acquire and maintain facilities infrastructure" as defined in the County's Fund Balance Policy, as adopted on June 16, 2015 in Resolution 15-244.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Nevada that:

1. The above recitals are true and correct.
2. The purchase of a 21.48-acre parcel located at 12270 and 12022 La Barr Meadows, Grass Valley, CA (the entirety of APN 022-160-033 and 13.2 acres of APN 022-160-006, as specifically described in Attachment A to the Purchase Agreement) from Jami M. and James R. Hopper in the amount of \$2,649,850 is approved in substantially the form attached hereto and the Director of Facilities is hereby authorized to execute the Purchase Agreement (in substantially the same form as attached) and any other documents required to consummate the purchase of the property on behalf of the County.
3. Allocation of up to \$12,000 for the closing costs, fees for title reports, and is hereby approved.
4. The Auditor-Controller is directed to release Facilities Planning Assignment in the General Fund in the amount of \$2,661,850.
5. The Auditor-Controller is directed to amend the Fiscal Year 2022-23 Capital Facilities budget as follows:

Increase:

0101-10801-416-1000 540100	\$2,661,850
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