



Legislation Text

File #: 19-238, Version: 1

Adopt a resolution authorizing the purchase from the Lewis Operating Group of an approximately .33 acre strip of land adjacent to the Claybank Detention Campus for \$190,000; Authorize the execution of an Easement Agreement with the City of Fairfield to provide for the maintenance of the wall to be constructed separating the Claybank Detention Campus and the Villages II Lots B & I subdivision; Authorize the County Administrator to take any additional actions necessary to facilitate the intent of these agreements

Published Notice Required? Yes X No
Public Hearing Required? Yes No X

DEPARTMENTAL RECOMMENDATION:

The Department of General Services recommends that the Board of Supervisors:

1. Adopt a resolution (Attachment A) authorizing the purchase from the Lewis Operating Group of an approximately .33-acre strip of land adjacent to the Claybank Detention Campus for \$190,000;
2. Authorize the execution of an Easement Agreement (Attachment B) with the City of Fairfield to provide for the maintenance of the wall to be constructed separating the Claybank Detention Campus and the Villages II Lots B&I subdivision; and
3. Authorize the County Administrator to take any additional actions necessary to facilitate the intent of these agreements.

SUMMARY:

The Villages II at the Villages of Fairfield is in the final approval stage for development. Prior to City of Fairfield (City) final action on the tentative map, the County and the Lewis Group entered into negotiations regarding changes to the tentative map and development plan intended to increase buffering and security between the proposed new residential subdivision and existing County facilities that include the Claybank Detention Campus, the Animal Care Shelter and a school bus storage yard. A key outcome of these negotiations was an agreement by Lewis to sell a 10 feet wide strip of land to the County which provides sufficient space for an open buffer between the County's security fence and the subdivision perimeter wall. Other components agreed to in the negotiations included a minimum 10 feet high perimeter wall/berm, a re-orientation of lots to reduce visual line of site views between the new homes and the County facilities and provision of emergency access between the County property and an adjoining street. These agreed upon items are directly referenced in the City's final conditions for the subdivision. The City of Fairfield will be responsible for the cost of maintaining the wall and requires an easement to access the wall.

FINANCIAL IMPACT:

The cost to purchase this land will be funded by Capital Improvement Funds set aside for public safety projects currently held in the Accumulated Capital Outlay Fund 006.

The costs associated with preparation of the board agenda item are included in the department's FY2018/19 Adopted Budget.

DISCUSSION:

The County acquired the property that currently houses the Claybank Detention Campus in the 1970s from the federal government at a time when there was little to no development on the west side of Fairfield. The original Claybank facility was constructed in 1977 and soon followed by the construction of an animal shelter and the Fairfield-Suisun Unified School District's use of the old Nike facility as a bus storage yard. Most recently, the County has completed construction of the Stanton Correctional Facility in 2015 and the Rourk Vocational Training Facility which is scheduled to become operational in April 2019.

Development in the City of the undeveloped land surrounding the Campus, known as the Villages II at the Villages of Fairfield, is in the process of receiving final map approval from the City. The subdivision was originally planned to directly abut the County's campus. Due to the siting of the existing buildings on the Campus near to the existing property lines, security concerns were raised by County staff regarding the proximity of the detention facilities to the planned residential development. Negotiations with the developer and the City resulted in an agreement for the County to acquire 0.33 acres of the Villages II property to separate the County property from the proposed subdivision. The value of this land is estimated at \$190,000. A ten foot (10") high berm/masonry wall will be constructed, at the developer's expense. Once the wall is constructed and an easement granted to provide access, the City of Fairfield will be responsible for maintaining the wall.

Notice of today's public meeting to consider the acquisition was published in the Fairfield Daily Republic as required by Government Code sections 25350 and 6063.

ALTERNATIVES:

The Board could choose to not proceed with the real property acquisition. This alternative is not recommended since the acquisition of this land will provide a buffer between the County's Claybank Detention facilities and the adjoining residential neighborhood.

OTHER AGENCY INVOLVEMENT:

None.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION