

BOREL SALE PROPERTY QUESTIONS AND ANSWERS

- Q1: Does the disposition of the 7-acre portion of Borel Property (“the Borel Sale Property”) need to be treated as surplus property?
- A1: The Park District is following the provisions of its statutory scheme and has a court order authorizing the sale of the property.
- Q2: What is the purpose and goal of the desired trail along the Contra Costa County Flood Control and Water Conservation District (“CCCFC”) flood control channel?
- A2: The Park District envisions a future public recreational trail along the San Ramon Creek flood control channel connecting to the Iron Horse Trail and the future agricultural park (“the Borel Park Property”). The current flood control maintenance road serves as a point of reference for the potential alignment of the future trail. The Park District has not yet pursued such a trail with CCCFC.
- Q3: Could you please provide more details about the desired “floating” roadway access easement, including information about desired location, length, as well as the access concerns which prompted the easement request?
- A3: The current driveway entrance into the Borel Park Property may not be sufficient for park access purposes. Per the RFP, the Park District may require a roadway access easement across a portion of the Borel Sale Property. This roadway access easement would potentially serve as a visitor and staff access point into the Borel Park Property. All interested proposers should be willing and able to negotiate in good faith with the Park District for a mutually acceptable location of such a roadway access easement. Such an easement need not be exclusive.
- Q4: It looks like a portion of access route used by the CCCFC to access San Ramon Creek lies within the boundaries of the Borel Sale Property. Does the CCCFC own fee title to this portion of the access route? Is there an easement for this portion of the CCCFC access route?
- A4: All proposers are expected to perform their own due diligence with respect to any easements and title exceptions on the property.
- Q5: Could you please provide more information about the desired long-term funding mechanism for the ongoing operation and maintenance of the Park? Please provide guidelines on the target amount required, including projected costs for operations and maintenance.

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- A5: Proposers are referred to the language in the RFP.
- Q6: Could you please provide a hyperlink version of the Preliminary Title Report from Old Republic?
- A6: A hyperlink version of the Preliminary Title Report for the entire 17-acre Borel Ranch Property is available at the following link:
<https://www.ebparks.org/civicax/filebank/blobdload.aspx?blobid=32435>
- Q7: The RFP contained a Concept Plan diagram. Is this diagram the final plan for the Borel Park Property?
- A7: The Concept Plan was developed during the probate proceedings to illustrate a small agricultural park consistent with the Borel Trust. The Concept Plan diagram was included with the RFP for illustrative purposes only and should not be considered the final plan for the Borel Park Property.
- Q8: Has any environmental work been performed on the Borel Sale Property?
- A8: A Phase I has been performed which focuses mostly on the property to be retained by the Park District. A copy of the Phase I is available at the following link:
<https://www.ebparks.org/civicax/filebank/blobdload.aspx?blobid=32436>
- Q9: Does the Park District have a plat map or topographic map available for the Borel Sale Property?
- A9: The Park District is in the process of preparing a legal description for the Borel Sale Property.
- Q10: When does the Park District plan to open the agricultural park?
- A10: There is currently no specified timeline for opening the Borel Park Property.
- Q11: Is a parcel map required prior to sale?
- A11: Land conveyed to or from a public agency is generally exempt from the Subdivision Map Act requirements regarding the filing of a parcel map (Govt. Code § 66428 (a)(2)). The Park District will cooperate with the successful respondent on creation of a parcel map if desired.

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- Q12: Will the Park District consider an arrangement whereby the successful proposer obtains any needed entitlements prior to concluding the sale?
- A12: All proposers are directed to the RFP Section III. The Park District will consider all proposals for the purchase of the Property including those involving a longer escrow/option period.