



Date: November 18, 2025

Title: Applegate Land Donation

From: Facilities Committee

Summary:

Mr. Braden, the owner of Padre Properties, wants to donate the land that the Applegate Library sits on by Dec 31, 2025. He has done the necessary work with the County to partition off a 5-acre parcel of the 115-acre agricultural site he owns to make this donation.

Recommendation:

The Facilities Committee recommends that the Library District accept the donation of the 5 acres of property on which the Applegate Library resides, pending a satisfactory completion of a Phase 1 Environmental Survey, executed at the expense of the donor.

Resource Requirements:

The Library currently leases the land from Padre Properties at the cost of \$1 per year for 99 years, expiring on Dec 31, 2099.

The cost of a Phase 1 Environmental Study is \$3500, payable by the donor.

No additional costs for insurance are expected, unless and until improvements are made to the facility or additional construction takes place. Cost for title fees expected to be around \$200. The value of the donated property will need to be determined.

Background and Additional Information:

In mid-October, a land surveyor, Scott Fein, reached out to Library Director May about the Applegate Library property. Fein has been working with Mr. Braden, of Padre Properties, who owns the land, to subdivide the land the library sits on from the surrounding vineyard land, which is zoned agricultural. Mr. Braden wants to donate the land to the Library by the end of this calendar year.

Staff met with representatives from Padre Properties a couple of years ago. There were barriers to Mr. Braden's ability to subdivide the library lot that needed to be addressed through revisions to county ordinance. Since then, Mr. Braden has gone through all the steps to subdivide the lot and is ready to move forward with making the donation. As you will see from the attached plat, the subdivided parcel is approximately 5 acres, whereas the current leased property is just over two acres. The size of the donation has to do with the approximately 200 feet of setback in all directions that the County requires. The land would be granted in fee title. The land is native pasture and trees, and the boundary will be fenced prior to donation.

Per the District's Gift Acceptance Policy, a Phase 1 Environmental Survey is required for the donation of real property, and such assessment is generally done at the owner's expense. County Facilities Director Ryan DeSautel recommended the Phase 1 environmental audit, to make sure there are no major liabilities on the property. He looked through County files and did not find anything on file from when the library was built in the 2000s. With this audit, the contractor would research the historic use of the property, see if any concerns surface, and if they do then would recommend a Phase 2 audit. Staff has reached out to a firm who can conduct the audit by Dec 15, 2025, at a cost of \$3,500. Mr. Braden may also have his own consultant that he would prefer to use.

Attachments:

Proposed Applegate Plat