

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 22, 2009**

From: **J.D. JAMES DURFEE / ALBERT RICHIE**

Subject: **LINCOLN FIRE STATION ACQUISITION**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions associated with acquisition of the 5+/- acre parcel referred to as APN 021-200-054-000 including the 1,800+/- square foot residence property located at 2955 Eden Lane, Lincoln (Property) for relocation of Fire Station 70 from the current Lincoln site at Oak Tree Lane:

- 1) Adopt a Resolution delegating authority to the Director of Facility Services, or his designee, upon Risk Management's and County Counsel's review and approval, to execute all documents and take all actions necessary to complete the Property acquisition between the County of Placer and C. Mark Stites (Stites) in the amount of \$540,000, to disburse funds associated with this transaction, and to accept and record the deeds for said Property; and
- 2) Approve the attached Budget Revision appropriating \$560,000 from the 22160 County Fire Fund Account to the Lincoln Fire Station 70 Building and Site Improvements, Project No. 4819 for this acquisition and add this item to the Master Fixed Asset List.

BACKGROUND: Fire Station 70 currently operates at the County's Lincoln Missile Site property on Oak Tree Lane near Lincoln. The modular home that serves as firefighter housing for this facility is in need of replacement and the septic system has failed. The long-range plan for this operation is tied to the Bickford Ranch development, which is conditioned to construct a new fire station within the subdivision. As the developer has filed for bankruptcy protection, the new Station 70 will not be constructed in the foreseeable future.

To address the immediate health and safety issues with the current facility, Capital Improvements evaluated the scope and cost of improving the existing location with a new modular home and septic system. Concurrently, CalFire and Property Management staff evaluated other alternatives such as purchasing an existing residence and converting it into a fire station. Several properties were studied within CalFire's radius for ideal service response times. As a result of this evaluation, a property located on Eden Lane in Lincoln was determined to be the most cost effective and conveniently located solution.

Since California Environmental Quality Act (CEQA) clearance and a Minor Use Permit (MUP) were required to allow the operation of CalFire Station 70 on the proposed Property, the County secured an Option to Purchase with Stites on April 1, 2009, to ensure that the Property remained available for purchase during the CEQA/MUP approval processes. The Option granted to County the exclusive option to purchase the Property for up to 180 days following the effective date at no cost to the County unless the Option is terminated, in which case the County would be obligated to pay Stites up to \$16,200 as option consideration.

On September 18, 2009, the necessary CEQA and MUP approvals were obtained from the Placer County Zoning Administrator. With this approval and subject to your Board's approval of the proposed acquisition of the Property, Facility Services intends to proceed with physical modifications to allow use of the residence as employee housing and fire station offices. As a separate but related item being presented to your Board today, Capital Improvements staff will

ask your Board for authorization to solicit construction bids for building improvements to the existing residence.

As specified in the Option to Purchase, your Board's authorization is needed to exercise the Option. Your Board's approval is also necessary to enter into the Purchase and Sale Agreement (Agreement) that was included as an exhibit to the Option to Purchase. The Agreement establishes a 30-day escrow period allowing sufficient time for the County to determine if the conditions to close escrow are met. These conditions to close include the County's satisfaction with the condition of the property, including its environmental and physical condition and that the property has clear/insurable title. The proposed Agreement requires the County to contribute 50% to escrow fees, document preparation and other closing costs. The County is solely responsible for the title insurance premium.

To complete this acquisition, your Board's approval of staff's recommendations and the attached Resolution is required. This acquisition has been publicly noticed in accordance with Government Code section 6063. The Option to Purchase agreement is available for review at the Clerk of the Board's Office

ENVIRONMENTAL CLEARANCE: On September 18, 2009, the County Zoning Administrator adopted the Mitigated Negative Declaration to convert the property for use as a fire station, fulfilling the requirements of the California Environmental Quality Act.

FISCAL IMPACT: The total project cost is estimated to be \$890,000, including \$560,000 for property acquisition, \$227,022 for construction and contingency, and \$102,978 for design, project management, bidding, permit fees, and contract administration. In order to fully fund the purchase of the property, the attached Budget Revision is required to appropriate \$560,000 from the 22160 Fire Fund Account to the Lincoln Fire Station 70 Building and Site Improvements, Project No. 4819.

AVAILABLE FOR REVIEW AT THE CLERK OF THE BOARD'S OFFICE: OPTION TO PURCHASE

JD:AR:MR:LM:DB

ATTACHMENTS: RESOLUTION
 BUDGET REVISION

cc: COUNTY EXECUTIVE OFFICE
 AUDITOR - CONTROLLER
 OFFICE OF EMERGENCY SERVICES

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

In the matter of: A Resolution delegating authority to the Director of Facility Services, or his designee, to execute all necessary documents and take all actions necessary to complete the acquisition between C. Mark Stites and the County of Placer for property located in Lincoln, California and identified as Placer County Assessors Parcel Number 021-200-054-000; and to disburse County funds necessary to complete the transaction and record the deed for said property.

Resol. No.: _____

RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2009 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest: Clerk of said Board

WHEREAS, C. Mark Stites (Stites) is the owner of approximately 5 acres of real property improved with a 1,800+/- square foot building, located in Lincoln, California, identified as Placer County Assessors Parcel Number 021-200-054-000 as shown on Exhibit A; and

WHEREAS, Stites desires to sell the above described property to the County of Placer for the purchase price of FIVE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$540,000.00); and

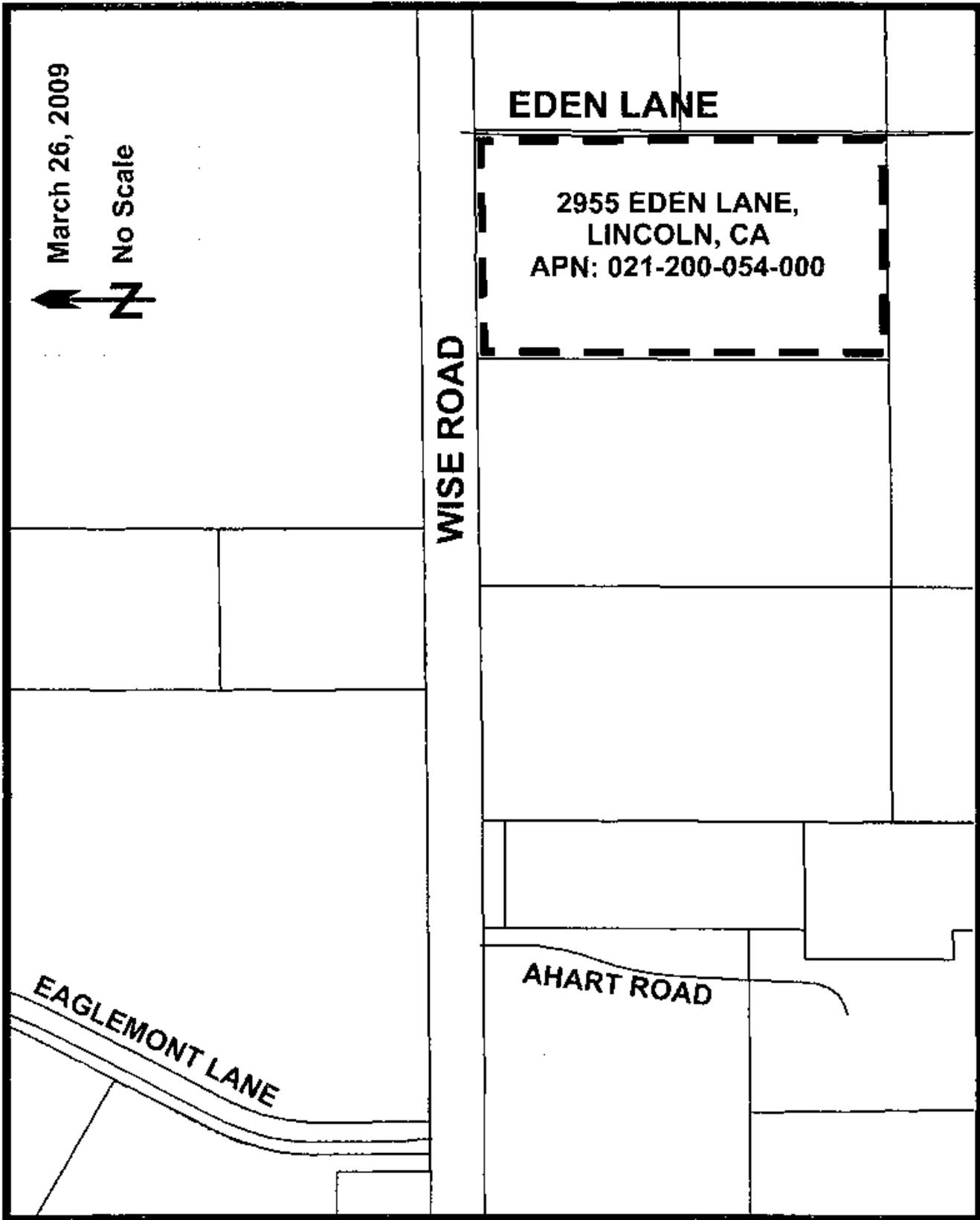
WHEREAS, this Purchase Property allows for the relocation of CalFire fire station from its current location at the County's Lincoln Missile Site property at Oak Tree Lane near Lincoln to the residential property located at 2955 Eden Lane in Lincoln, California; and

WHEREAS, the County desires to acquire the property from Stites for the purchase price.

NOW THEREFORE, BE IT RESOLVED, that the Placer County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, to execute on behalf of the County all documentation, and to take all other actions, necessary to acquire the property; does hereby authorize the disbursement of County funds necessary to complete the transaction; and does hereby consent to the acceptance and recordation of the deeds for said property.

Attachment: Exhibit A: Purchase Property

PURCHASE PROPERTY



PAS DOCUMENT NO.

Facility Service to do journal to transfer cash

BUDGET REVISION

POST DATE:

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
12	BR	1,680,000.00	5

- Cash Transfer Required
- Reserve Cancellation Required
- Establish Reserve Required

mg

Auditor-Controller

County Executive

Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT											
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT
12	006		100		991078	91078	8990			560,000.00	12	014		140		991078	04819	4001			167,201.00
											12	034		140		991078	04819	4001	704819	010000	167,201.00
											12	014		140		991078	04819	4151			392,799.00
											12	034		140		991078	04819	4151	704819	010000	392,799.00
TOTAL										560,000.00	TOTAL										1,120,000.00

REASON FOR REVISION: TO INCREASE APPROPRIATIONS IN CAPITAL PROJECT 704819 FOR THE LINCOLN FIRE STATION ACQUISITION.

Prepared by Valerie Bayne Ext 6803
 Department Head Valerie Bayne
 Board of Supervisors _____

Date: 9/22/09
 Page: _____

Budget Revision # _____ FOR INDIVIDUAL DEPT USE

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