

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: April 24, 2012  
FROM: <sup>JK</sup> KEN GREHM / PETER KRAATZ  
SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT –  
PROPERTY ACQUISITION, RELOCATION AND LEASE BACK –  
MAGUIRE PROPERTY.**

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## **ACTION REQUESTED / RECOMMENDATION**

Staff Recommends that the Board:

- 1) Approve the two Purchase Agreements for the acquisition of two parcels from Frank Maguire and Gabrielle Dentraygues.
- 2) Authorize the Chairwoman to execute the Purchase Agreements and accept the Grant Deeds.
- 3) Authorize the Director of Public Works to execute documents related to the relocation of a business and residential tenant on one Maguire parcel.
- 4) Authorize the Director of Public Works to execute a lease back of one Maguire parcel for Christmas tree sales for a maximum of three years.

## **BACKGROUND / SUMMARY**

The Kings Beach Commercial Core Improvement Project is proposing to construct curb, gutter, sidewalk, water quality improvements and other pedestrian enhancements to revitalize the commercial corridor on Highway 28 from Highway 267 to Chipmunk Street. Off-street parking lots will be constructed to mitigate for the loss of parking associated with the other proposed improvements. One of the sites identified as an ideal parking lot property is owned by Frank Maguire and Gabrielle Dentraygues. It consists of one vacant parcel (APN 090-134-007) and an adjacent parcel improved with a duplex unit (APN 090-134-008). One unit of the duplex is utilized as a sales office for seasonal Christmas tree sales and the second unit is currently occupied and rented on a month to month basis.

The property owners have agreed to sell these two parcels to the County for the appraised value of \$750,000. They've requested the transaction be separated into two purchases, one for each Assessor's Parcel - \$450,000 for APN 090-134-008 and \$300,000 for APN 090-134-007. The property owners have also requested they be allowed to lease a portion of one of the parcels back for a maximum of three years to continue their Christmas tree sales operation. This leaseback, from November 15<sup>th</sup> until December 31<sup>st</sup>, and for only a portion of the property, is not anticipated to conflict with public parking because of the time of year.

Because the property owners operate a business from this property, and because business related materials are stored on the property, they qualify for business relocation benefits. Also, the tenants in the unit of the duplex that is occupied qualify for residential relocation benefits. The Relocation Assistance Program requires numerous signatures on numerous documents throughout the relocation process, and therefore, it is requested your Board authorize the Director of Public Works to approve and execute documents necessary for the relocation of the business and the tenants. Any relocation documents required for this property purchase would first be reviewed and approved by Caltrans, due to the federal funding involved in the project.

## **ENVIRONMENTAL CLEARANCE**

The County has prepared an Environmental Impact Report (EIR) pursuant to the requirements for CEQA and the Placer County Environmental Review Ordinance; and Environmental Impact Statement (EIS) to meet the requirements of the Tahoe Regional Planning Agency; and an Environmental Assessment (EA) to meet the requirements of the Federal Highway Administration. The EIR was adopted by the Board of Supervisors on September 23, 2008, and included review of the parcels being purchased.

## **FISCAL IMPACT**

The purchase price is \$750,000, and relocation benefits are estimated at approximately \$55,000 - \$20,000 for business relocation and \$35,000 for residential tenant relocation. The acquisition costs are funded through a FHWA/Caltrans STIP (State Transportation Improvement Program) Right-of-Way Acquisition Grant.

The project is estimated to cost in excess of \$45 million. A wide range of partners has been assembled to deliver and fund the project, including federal, state and local funding. Funding for this acquisition comes from a federal right-of-way acquisition grant.

Attachments: Resolution  
Location Map

A copy of the Agreements &  
Deeds are on file with the  
Clerk of the Board

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

In the matter of: A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRWOMAN TO EXECUTE THE PURCHASE AGREEMENTS BETWEEN FRANK MAGUIRE AND GABRIELLE DENTRAYGUES AND THE COUNTY OF PLACER, ACCEPT THE GRANT DEEDS, AND AUTHORIZE THE DPW DIRECTOR TO APPROVE RELOCATION DOCUMENTS RELATED TO THIS PURCHASE - KINGS BEACH CCIP.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

\_\_\_\_\_  
Chairwoman, Board of Supervisors

**BE IT RESOLVED** by the Board of Supervisors of the County of Placer, State of California, that the attached Purchase Agreements between Frank Maguire and Gabrielle Dentraygues and the County of Placer in the amount of \$750,000 are hereby approved and the Chairwoman is authorized to execute the agreements on behalf of Placer County and accept the Grant Deeds.

**BE IT FURTHER RESOLVED** that the Director of the Department of Public Works is hereby authorized to approve and execute all documents related to business and residential relocation for this property purchase.

# EXHIBIT B KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT

