

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

To: **BOARD OF SUPERVISORS**

Date: **OCTOBER 2, 2007**

From:  **JAMES DURFEE / ALBERT RICHIE**

Subject: **ALDRIDGE – DEED OF CONVEYANCE**

**ACTION REQUESTED / RECOMMENDATION:** Adopt the attached Resolution authorizing the Chairman to execute a deed of conveyance from the County of Placer to The Virgil P. and Grace L. Aldridge Family Living Trust Dated November 1994 (hereinafter "Trustee") for a portion of the County's Sewer Maintenance District 1 (SMD-1) plant property located at 11755 Joeger Road, Auburn.

**BACKGROUND:** For several years the County has contemplated a fencing project to define and secure its SMD-1 plant property, which includes the subject APN 076-080-010. Through preliminary investigations and a field survey, the County determined that the Trustee has unknowingly encroached onto this County property. In this approximately 10-foot by 210-foot area the Trustee currently maintains dense landscape shrubbery, a concrete masonry unit wall, and a chain link gate that provides driveway access. Environmental Engineering Division staff have evaluated this encroachment, and determined that the existing landscape buffer provides a beneficial screen to activities at the SMD-1 plant.

The Property Management Division met with the County Right-of-Way Agent and conducted research to determine that this approximately 2,198 square foot area may have negligible value to the County. Consequently, and in consideration of the beneficial screening effect that the shrubbery provides, staff determined that the Trustee shall pay fair-market compensation for this deed of conveyance of Two Thousand and no/100 Dollars (\$2,000.00).

In order to execute this deed of conveyance, which will resolve the encroachment issue and preserve the existing landscape buffer, it is recommended that your Board adopt the attached Resolution authorizing the Chairman to execute the attached deed of conveyance. The Resolution shall be recorded at the County's Recorders Office upon issuance of a Minor Boundary Line Resolution and receipt of compensation.

**ENVIRONMENTAL CLEARANCE:** The granting of this deed of conveyance is Categorically Exempt from review pursuant to Section 15305 (a) of the California Environmental Quality Act. This Section provides for exemption from review for minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

**FISCAL IMPACT:** The \$2,000 compensation received from Trustee will offset the County labor expense that is required to grant this deed of conveyance.

JD:AR:MR:mm

ATTACHMENT: RESOLUTION  
DEED OF CONVEYANCE

cc: COUNTY EXECUTIVE OFFICE  
DEPARTMENT OF PUBLIC WORKS

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

**In the matter of:** A Resolution that authorizes the Chairman to execute and grant a deed of conveyance to Grace L. Aldridge, Trustee of The Virgil P. and Grace L. Aldridge Family Living Trust Dated November 1994, for resolution of encroachment on County Sewer Maintenance District 1 plant property.

Resol. No: \_\_\_\_\_

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.

\_\_\_\_\_  
Chairman  
Board of Supervisors

Attest: Clerk of said Board  
\_\_\_\_\_

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**WHEREAS**, the County of Placer is the owner of certain real property located at 11755 Joeger Road in Auburn, APN 076-080-010, which it operates as the Sewer Maintenance District 1 wastewater treatment plant; and,

**WHEREAS**, Grace L. Aldridge, Trustee of The Virgil P. and Grace L. Aldridge Family Trust Dated November 1994, (Trustee) is the owner of certain real property located at 11825 Joeger Road in Auburn, APN 076-080-011, which is improved with a single family residence and located immediately east of the County property; and,

**WHEREAS**, a County survey identified that Trustee's landscaping and fencing use encroaches on approximately 2,198 square feet of County property; and,

**WHEREAS**, County staff has determined that this encroachment: does not effect utilization of County property, it provides beneficial landscape screening to treatment plant operations, and fair-market compensation for this deed of conveyance equals Two Thousand and no/100 Dollars (\$2,000.00).

**NOW, THEREFORE, BE IT RESOLVED**, that the Placer County Board of Supervisors does hereby authorize the Chairman to execute and grant a deed of conveyance to Grace L. Aldridge, Trustee, for resolution of encroachment on County Sewer Maintenance District 1 plant property.

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Project Name

Space above for Recorder

**COUNTY OF PLACER**

**Department of Facility Services**

**QUITCLAIM DEED**

When recorded return to  
Placer County Department  
Of Facility Services

**THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER QUITCLAIM  
TO: Grace L. Aldridge, Trustee of The Virgil P. and Grace L. Aldridge Family Living Trust Dated  
November 1994**

**all that real property situate in the County of Placer, State of California described as  
follows:**

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND "B" AND MADE A PART  
HEREOF**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

See reverse side for acknowledgement

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# ACKNOWLEDGEMENT

State of California }  
County of Placer }

On \_\_\_\_\_ before me, \_\_\_\_\_ (name, title of officer),  
Personally appeared \_\_\_\_\_

θ personally known to me —OR— θ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature

## CAPACITY CLAIMED BY SIGNER

INDIVIDUAL(S) SIGNING FOR ONESELF/THEMSELVES

CORPORATE OFFICER(S)

\_\_\_\_\_  
TITLE(S)

\_\_\_\_\_  
COMPANY

PARTNER(S) PARTNERSHIP

FACT PRINCIPAL(S)

TRUSTEE(S) TRUST

OTHER TITLE(S)

\_\_\_\_\_  
TITLE(S)

\_\_\_\_\_  
ENTITY(IES) REPRESENTED

\_\_\_\_\_  
ENTITY(IES) REPRESENTED

**EXHIBIT "A"**

All that portion of the parcel conveyed to the County of Placer by the deed recorded in Volume 2469 at Page 238 Placer County Official Records located in the Southeast quarter of the Northwest quarter of Section 20, Township 13 North, Range 8 East MDM, Placer County, California, more particularly described as follows:

Beginning at an angle point in the boundary of said Placer County parcel being identical to the northwest corner of the parcel described in the deed to the Virgil P. and Grace L. Aldridge Living Trust dated November 1994 recorded as Document No. 95-011616 Placer County Official Records; thence from said Point of Beginning along the westerly projection of the north boundary of said Aldridge Living Trust parcel a distance of 7.41 feet; thence South 03°35'28" West a distance of 84.57 feet; thence South 00°25'30" East a distance of 125 feet more or less to the westerly projection of the south boundary of said Aldridge Living Trust parcel; thence easterly along said westerly projection a distance of 10.15 feet more or less to the southwest corner of said Aldridge Living Trust parcel; thence northerly along the west boundary of said Aldridge Living Trust parcel a distance of 208.76 feet more or less to the Point of Beginning.

Containing 2,198 square feet more or less.

The meridian of this description is based upon a bearing of South 88°46'02" West for the South line of the Northwest quarter of said Section 20 as established on that plat file in Book 4 of Parcel Maps at Page 105 Placer County Official Records.

The above described parcel is to be merged with the parcel described in the deed to the Virgil P. and Grace L. Aldridge Living Trust dated November 1994 recorded as Document No. 95-011616 Placer County Official Records and is not a separate parcel for the purpose of sale, lease or finance.



