



MEMORANDUM
PUBLIC WORKS AND FACILITIES
PROPERTY MANAGEMENT DIVISION
County of Placer

TO: Board of Supervisors DATE: November 8, 2016
FROM: Ken Grehm, Director of Public Works and Facilities
By: Laurie Morse, Property Manager
SUBJECT: Property Management / Public Auction / Property at 60 Bristlecone Street, Tahoe City

ACTION REQUESTED

Adopt a Resolution declaring 0.22 acres of land, located southwest of the intersection of Bristlecone Street and Sierra View Avenue, as not needed now or in the future for County purposes pursuant to Californian Government Code §25526, and authorize the Director of Public Works and Facilities, or designee, to conduct a sale of the 0.22-acre Bristlecone Property in accordance with California Government Code §25363, for a minimum bid of \$7,500, and grant and record a Quitclaim Deed to the successful bidder.

BACKGROUND

The County acquired 0.22 acres of property located on Bristlecone Street in Tahoe City through a grant deed referred to and recorded on September 9, 1915 in Book 153 of Deeds at Page 201 Official Records of Placer County. The deed described this property as the south 25-feet of Lot 13 ("County Parcel A") and the north 25-feet of Lot 14 ("County Parcel B"), collectively the Bristlecone Property, as depicted on the Bristlecone Property Map, attached. Research into this acquisition has not determined the purpose or intended use of this property. In June 1927, the Lake Forest Subdivision Map was subsequently filed, which divided Lot 13 into Lots 18A and 19A; and this new Subdivision Map did not appear to take the County's ownership of County Parcel A into account. It may be reasonable to presume the Board's action to approve the 1927 Subdivision Map also affected a divesture of its ownership of County Parcel A; however; since no record of a conveyance of this parcel has been located in the chain of title to date, the Board's approval of the Subdivision Map leaves the Board of Supervisors' intent unclear at that time. County Parcel B, which is 0.11 acres, is now described as APN 094-171-005 and further described as 60 Bristlecone Street as shown on the map labeled "Current Status", attached. The County owns County Parcel B in fee simple by virtue of the Grant Deed.

In 1999, County staff responded to an inquiry from a neighboring property owner to purchase the real property at 60 Bristlecone Street. Property Management asked Placer Title Company (PTC) for a determination as to County ownership of this property, and if PTC would issue title insurance in the event of a property transfer. PTC responded it could not verify the County's ownership of the Bristlecone Property and for that reason would not issue title insurance as part of a property conveyance. No further action was taken at that time in regards to the request.

In 2011, the County granted a revocable encroachment permit to Tahoe City Public Utility District (TCPUD) over a 10'-wide strip running through County Parcel B. This facilitated construction and maintenance of the Lake Forest Intertie and Water Main Replacement Project, and the encroachment permit was issued in lieu of granting an easement as requested by TCPUD. At that time, staff informed TCPUD it would replace this permit with an easement at a later date should the County contemplate selling the property.

In November 2015, a private party contacted County staff with an interest in acquiring this property. Staff reassessed the condition of title for the property and obtained PTC affirmation of its earlier position regarding its inability to issue title insurance for the Bristlecone Property. Staff also obtained a property appraisal by Johnson Valuation Group which determined a market value of \$7,500 for the property.

To proceed with disposition of the property, staff is requesting your Board find the Bristlecone Property is not now, nor will it be in the future, needed for County purposes pursuant to California Government Code §25526. Staff is also requesting the Director of Public Works and Facilities, or his designee, be directed to conduct a sale of the 0.22-acre Bristlecone Property in accordance with California Government Code §25363, for a minimum bid of \$7,500, and grant and record a Quitclaim Deed to the successful bidder.

The proposed transfer of the Bristlecone Property is allowed pursuant to California Government Code §25526, and with your Board's approval, the property will be sold by public auction in accordance with California Government Code §25363. Staff will advertise, designate the location of the sale, receive and open sealed written bids, call for oral bids, and then close the auction. Following receipt of bids, the highest bidder will receive a fully notarized Quitclaim Deed. The minimum bid will be \$7,500 and full payment will be required by the end of business on the date of the sale.

This sale will not occur until after the easement in favor of TCPUD, described in a separate Board Memo on your Agenda today, has been granted to TCPUD, should your Board so act.

ENVIRONMENTAL IMPACT

The grant of this easement is not subject to California Environmental Quality Act Review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility this action may have a significant effect on the environment.

The sale of this property is Categorically Exempt from review pursuant to Section 15312 of the California Environmental Quality Act.

FISCAL IMPACT

The funds from the sale of this property will provide additional revenues to the County General Fund and the divestiture of this property will eliminate future costs or liabilities associated with the management of this vacant property. Funding to perform the sale is available in the Property Management Division FY 2016/17 final budget.

ATTACHMENTS

Grant Deed
Bristlecone Property
Current Status
Resolution

Grant Deed

Book C / Page 153 9/08/1915
(Translation of hand-written deed)

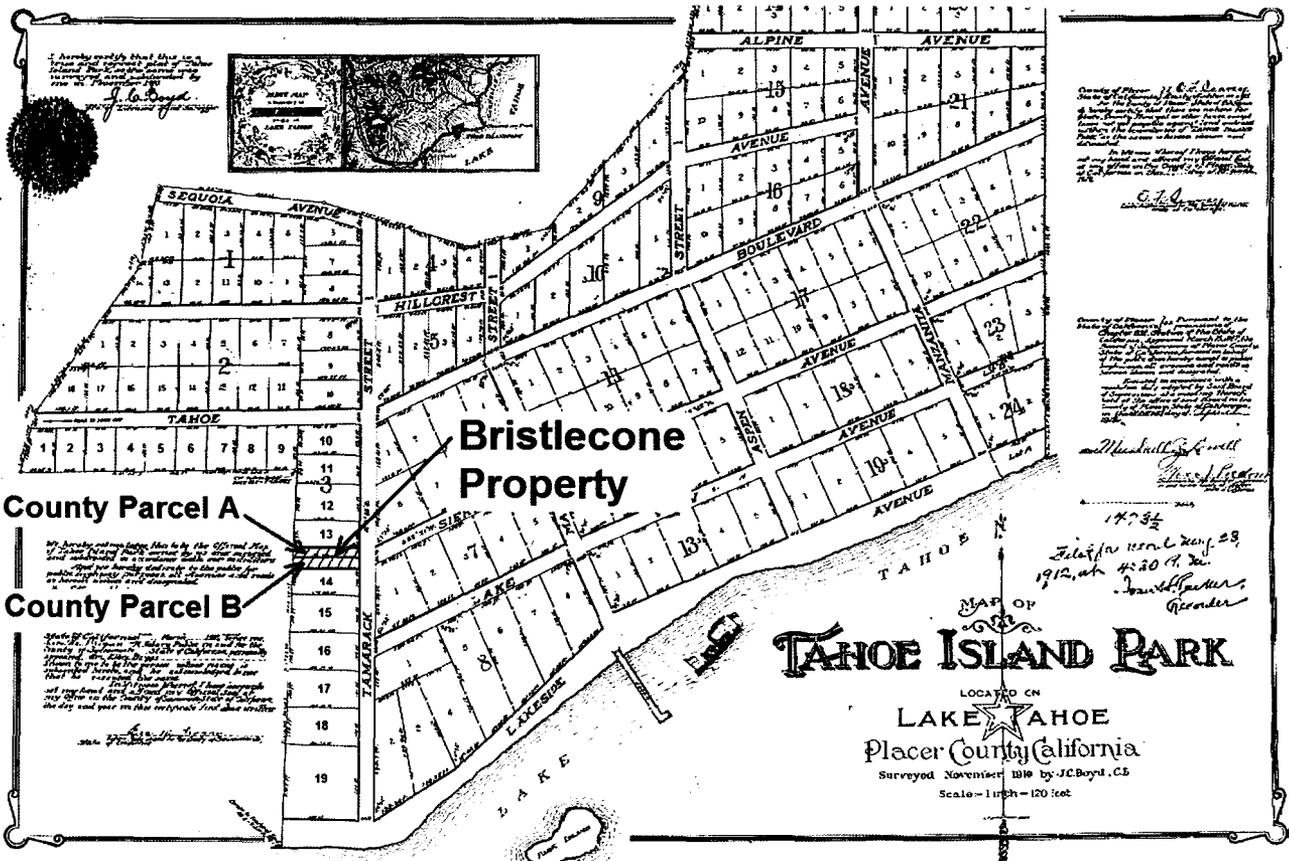
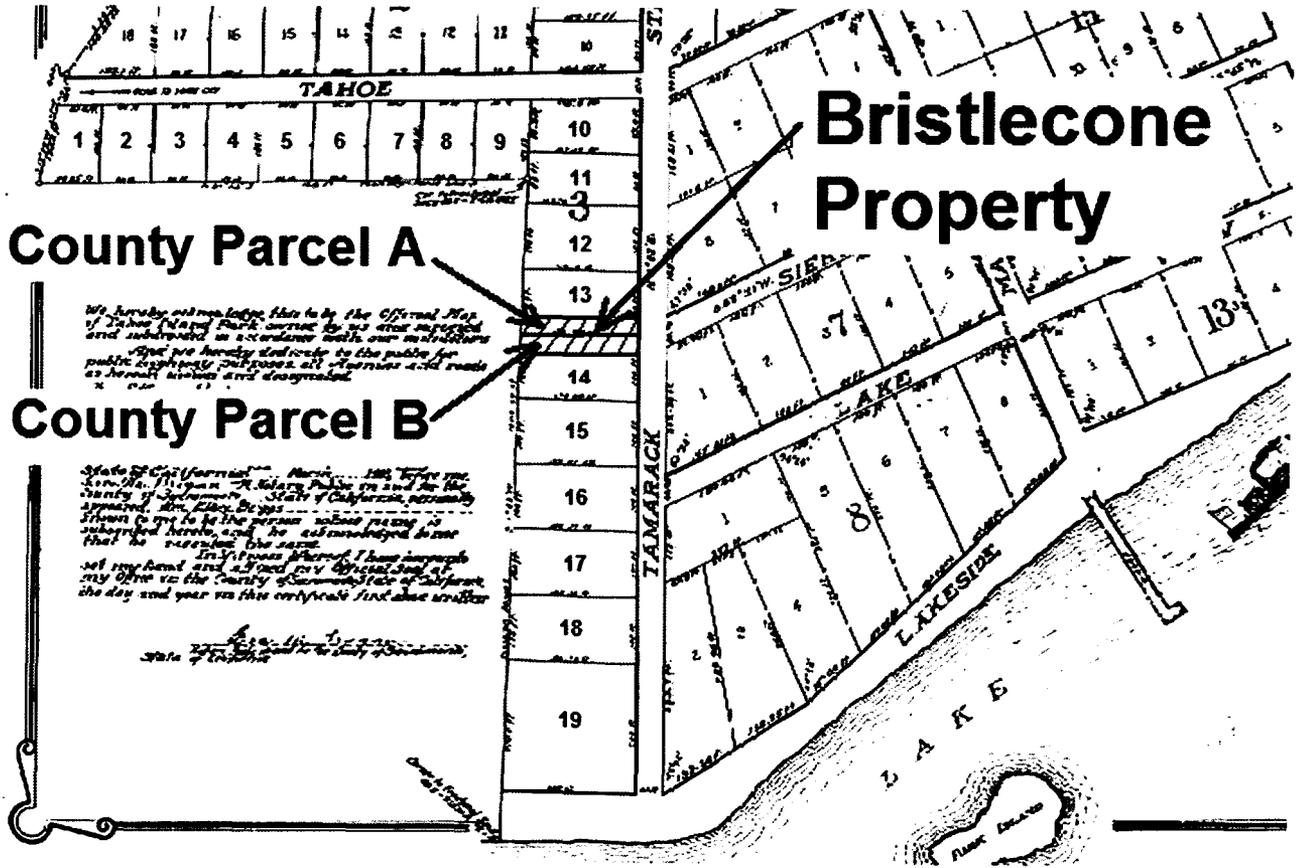
THIS INDENTURE made this twenty-fourth day of August, A.D., 1915, Between Matt Galey of Tahoe, Placer County, State of California, and Wm. Ellery Briggs of Sacramento, County of Sacramento, State of California, the parties of the First Part, and The County of Placer, the party of the second part.

Witnesseth: That the said party of the first part for and in consideration of the sum of Ten (10.00) Dollars of the United States of America to them be hand paid by the said party of the second part the receipt whereof is hereby acknowledged and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, and to its heirs and assigns forever, all that certain lot, piece, or parcel of land situate, lying and being in Section 4, T 15 N, R 12 E, County of Placer, State of California and bounded and particularly described as follows, to wit:

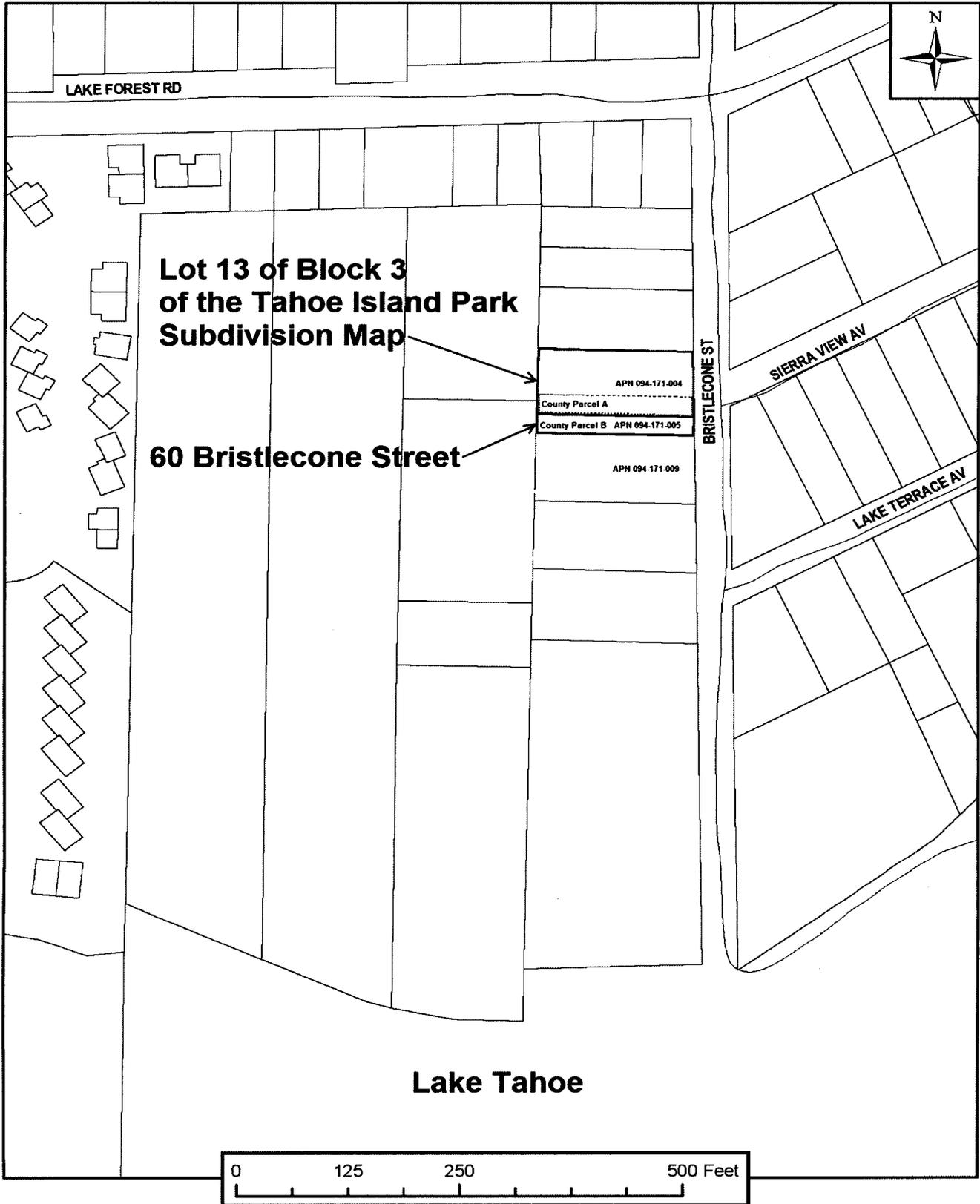
Commencing at a point on the West Boundary line of Tahoe Island Park Subdivision from which the intersection of the lot line between Lots 13 and 14 of Block 3 with the West Boundary line of Tahoe Island Park Subdivision Bears S 1° 42' W a distance of 25.00 feet, Thence Easterly and parallel to the lot line between lots 13 and 14 Block 3 of Tahoe Island Park Subdivision a distance of 175.63 feet to the West line of Tamarack Avenue, Thence Southerly along the West line of Tamarack Avenue a distance of 50.00 feet, Thence Westerly and parallel to the Lot line between Lots 13 and 14 of Block 3 a distance of 177.35 feet to the West boundary line of the Tahoe Island Park Subdivision, Thence W 1° 42' E along the West Boundary line of the Tahoe Island Park Subdivision a distance of 50.00 feet to the place of beginning. Containing 2/10 of an acre. *(1)

*(1) Said above described piece of property embraces the South 25.00 feet of Lot 13 of Block 3 and the North 25.00 feet of Lot 14 of Block 3 of the Tahoe Island Park Subdivision.

Bristlecone Property



Current Status



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

In the matter of: A Resolution authorizing the Director of Public Works and Facilities, or designees, to declare 0.22-acres of unimproved land, located at 60 Bristlecone Street in Tahoe City, as not needed for County purposes, and to conduct a public sale of this property for a minimum bid of \$7,500, and grant and record a Quitclaim Deed to the successful bidder.

Resolution 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.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the County acquired 0.22-acres of property located on Bristlecone Street in Tahoe City through a Grant Deed referred to and recorded in Book 153 of Deeds at Page 201, on September 9, 1915, Official Records of Placer County (shown as Parcels A and B on attached Exhibit A); and

WHEREAS, in June of 1927, the Lake Forest Subdivision Map was recorded that did not appear to take the County's ownership of a portion of the area covered into account, leaving title unclear for the northern 0.11-acres of this property; and

WHEREAS, the County of Placer hereby finds that certain real property consisting of approximately 0.22- acres of property located southwest of the intersection of Bristlecone Street and Sierra View Avenue identified as Parcels A and B, collectively the Bristlecone Property, is not needed for County purposes pursuant to California Government Code §25526;

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby declares the Bristlecone Property as not now, nor will in the future be, needed for County purposes.

BE IT FURTHER RESOLVED AND ORDERED, that the Director of Public Works and Facilities, or designee, is hereby authorized to take such actions as are necessary and appropriate to notice and conduct a sale to the highest bidder in accordance with California Government Code §25363.

BE IT FURTHER RESOLVED AND ORDERED, that the Director of Public Works and Facilities, or designee, grant and record a Quitclaim Deed to the successful bidder, subject to County Counsel approval and to take all actions necessary to facilitate this sale.

Exhibit A: Location Map

Location Map

