



**MEMORANDUM
FACILITIES MANAGEMENT
REAL ESTATE SERVICES DIVISION**
County of Placer

TO: Honorable Board of Supervisors DATE: April 27, 2021
FROM: Steve Newsom, Director of Facilities Management
By: Pamela Tatoole, Project Manager
SUBJECT: Real Estate Services / Agreement for Transfer of Real Property Interests /
Foresthill Fire Protection District / 24320 Main Street, Foresthill, California

ACTION REQUESTED

Adopt a Resolution to approve the Agreement for the Transfer of Real Property Interests ("Agreement") to the Foresthill Fire Protection District for the real property at 24320 Main Street in Foresthill, California (APN 007-102-014-000) for no compensation and authorizing the Director of Facilities Management, or designee, to execute the Agreement and take all necessary actions to implement the Agreement terms.

BACKGROUND

On October 2, 1975, the County acquired the 0.3±-acre vacant parcel located at 24320 Main Street in Foresthill, California, and identified as APN 007-102-014-000 (see attached Property Map – "Property"). The Property was acquired to allow the community to construct a building to house an ambulance for the Foresthill Fire Safety Club. The building was constructed in 1976 by the Foresthill Fire Safety Club. In 2004, the Foresthill Fire Safety Club and the Foresthill Fire Protection District ("District") merged to provide continuous fire and life safety services for the community of Foresthill and surrounding areas.

Since the merger, the District has been solely responsible for the building's upkeep, maintenance, and improvements. Other than acquiring the Property in 1975, the County has not been involved in the construction or operation of the building and has not contributed financially towards upkeep, maintenance, or improvements of the Property. The building covers most of the Property, and there is no other useable space or extra land on the Property available for another use.

In a June 15, 2020 letter, the District expressed concern with its further investment towards maintenance and improvements and requested that the County transfer its interest in the Property to the District or provide the District with a long-term lease.

Staff recommends that your Board approve the proposed Agreement which sets forth the terms for the County's transfer of Property interest by Quitclaim Deed. No cash consideration is being paid by the District; however, consistent with the parties intention that the Property continue to be used for public purposes, the Agreement requires the District to pay the County the current fair market land value of \$70,000 for the Property if the District sells the Property to a private entity and/or for a non-public use within 30 years of the Agreement date.

Honorable Board of Supervisors

April 27, 2021

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To proceed with the transfer of property interests, it is necessary that your Board adopt a Resolution approving the Agreement for Transfer of Real Property Interests, and authorizing the Director of Facilities Management, or designee, to execute and implement the Agreement.

ENVIRONMENTAL IMPACT

Your Board's action authorizing the Agreement is exempt from review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides for activities, including ongoing use of existing facilities, where there is no expansion of use beyond that which currently exists.

FISCAL IMPACT

The cost to prepare and implement the Agreement is included in the Real Estate Services Division's FY 2020-21 Adopted Budget.

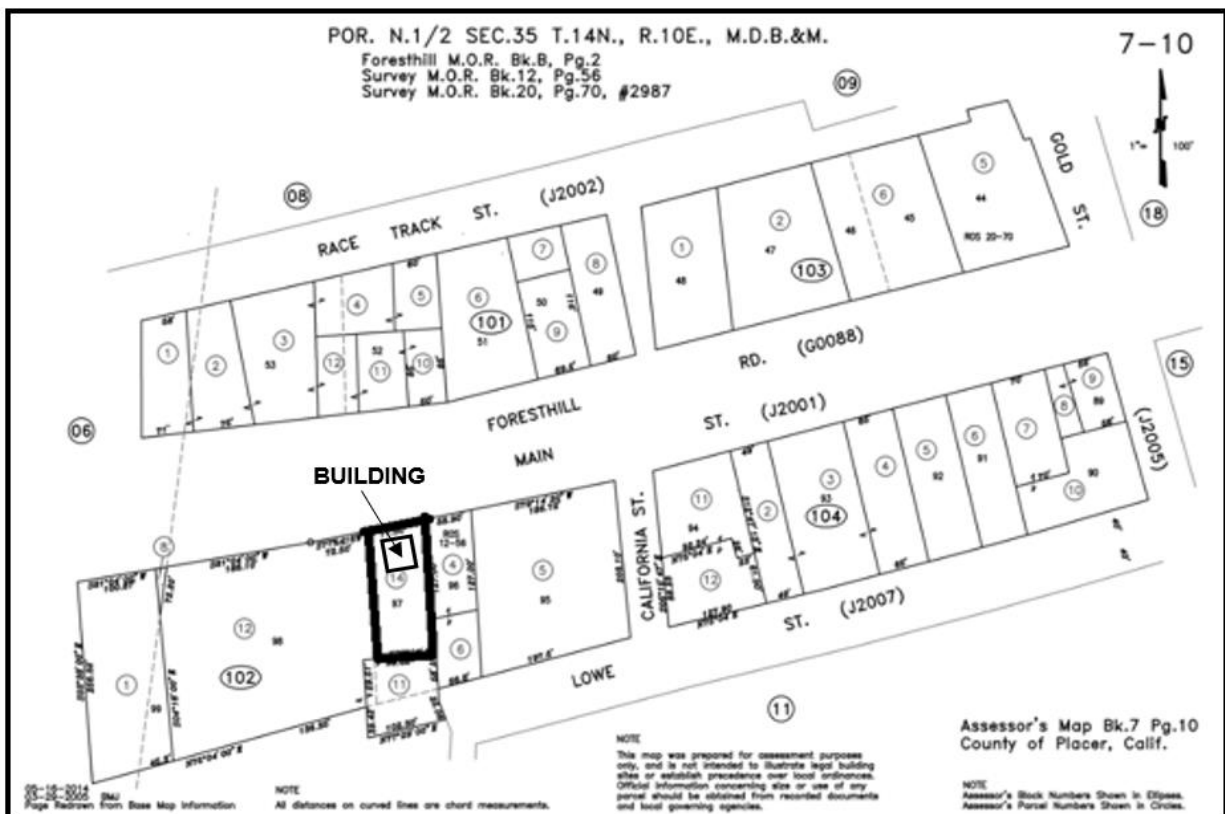
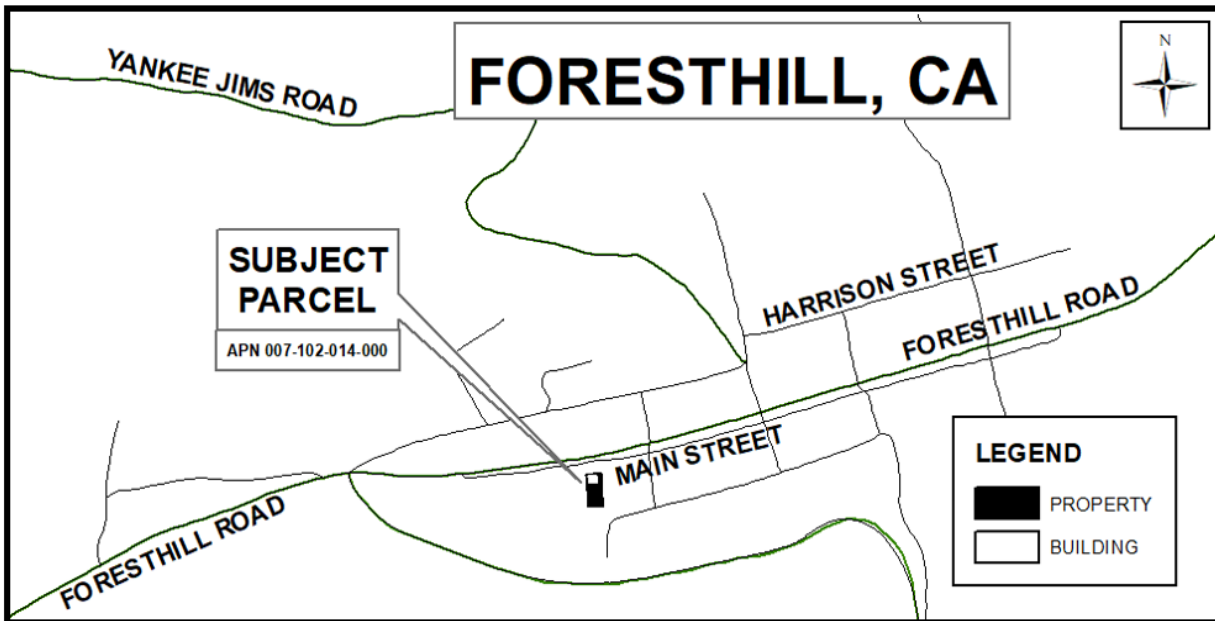
ATTACHMENTS

Property Map

Resolution

On file with the Clerk of the Board: Agreement for Transfer of Real Property Interests
Foresthill Fire Protection District Administration Building Property

Property Map



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

In the matter of: Resolution to approve the Agreement for the Transfer of Real Property Interests (Agreement) to the Foresthill Fire Protection District for the real property at 24320 Main Street Foresthill, California (APN 007-102-014-000) and authorizing the Director of Facilities Management or designee to execute the Agreement and take all necessary actions to implement the Agreement terms.

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:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the County acquired all rights, title and interest in the property at 24320 Main Street, Foresthill, CA 95631 and identified as APN 007-102-014-000 (Property) in 1975 by Grant Deed #25705 from A.W. Tavish and Elizabeth Tavish; and

WHEREAS, County acquired this land for the intended purpose of constructing a building to house an ambulance for the Foresthill Fire Safety Club; and

WHEREAS, the Foresthill Fire Safety Club built the current Foresthill Fire Protection District Administration Building ("Building") on the Property in 1976, and the Building has continuously provided fire and life safety services for the community since that date; and

WHEREAS, in 2004, the Foresthill Fire Safety Club and the Foresthill Fire Protection District (“District”) merged; and

WHEREAS, in a letter to the County dated June 15, 2020, the District requested the transfer of Property interests from the County to the District; and

WHEREAS, the Property is not required for use by the County, and the County is willing to transfer the Property to the District pursuant to a Quitclaim deed for no cash consideration under certain public use conditions; and

WHEREAS, consistent with the intention that the Property continue to be used for public purposes, the Agreement requires the District to pay the County the current fair market land value amount of \$70,000 for the Property if the Foresthill Protection Fire District sells the Property to a private entity and/or for a non-public use within 30 years of the Agreement date.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, hereby declares its intention to transfer the Property in accordance with California Government Code §25365.

BE IT FURTHER RESOLVED, that the Board of Supervisors approves the Agreement for the Transfer of Real Property Interests from the County to the Foresthill Fire Protection District for the Foresthill Fire Protection District Administration Building Property on file with the Clerk of the Board, and the Director of Facilities Management, or designee, is hereby authorized to enter into said Agreement and take all further actions necessary to implement the terms of the Agreement, including execution and recordation of a Quitclaim Deed for the Property.

