



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

**TO:** Honorable Board of Supervisors **DATE:** August 10, 2021  
**FROM:** Steve Newsom, Director of Facilities Management  
**BY:** Eric Findlay, Property Manager  
**SUBJECT:** Real Estate Services Division / Right-of-Entry and Grant of Easement /  
Southwest Gas Corporation / 243 North Lake Boulevard, Tahoe City, CA

---

**ACTION REQUESTED**

Adopt a Resolution to approve the Right-of-Entry and Grant of Easement for a 10-foot-wide non-exclusive easement to Southwest Gas Corporation for the installation and maintenance of a natural gas line within County-owned property located at 243 North Lake Boulevard in Tahoe City, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute and carry out the terms of these documents.

**BACKGROUND**

On June 22, 2021, the County Board of Supervisors approved the purchase of the Bechdolt Building, located at 243 North Lake Boulevard, Tahoe City, CA (APN 094-540-004-000), see Property Map at Attachment A. The Bechdolt Building is adjacent to the Tahoe City Golf Course (TCPUD Property) and the Tahoe City Lodge Project. The County acquired this property by grant deed on July 14, 2021 (Document #2021-0089784-00). The Bechdolt Building, a 10,654± square foot multi-tenant commercial building built in 1963, is located on 0.71 ± acres of land (Property). The Property is encumbered by public road easements that provide access and parking for the TCPUD Property and access and utilities for the Lodge Project. There is also one utility easement on the eastern portion for a sewer line provided to the TCPUD. A County stormwater line is located on the eastern portion as well, near the sewer line.

Southwest Gas Corporation (SW Gas) is requesting a one-year Right of Entry and permanent easement to install below-ground gas facilities on the eastern portion of the Property, near the sewer and stormwater line. The Right-of-Entry to SW Gas allows the installation of a natural gas line to connect to a planned line in the TCPUD Property within the existing 50-foot-wide easement area along the eastern boundary of the Property. The Right-of-Entry requires SW Gas to restore the area to the reasonably same condition that existed before the work was performed. The proposed Grant of Easement provides SW Gas a 10-foot-wide nonexclusive easement over this gas line and will be granted upon completion of the construction, at such time the Right-of-Entry will be extinguished. Work by SW Gas will begin in late summer / early fall. The Right-of-Entry and the Grant of Easement each require SW Gas to pay the County one dollar as consideration. SW Gas has also agreed to pay the County additional consideration in the amount of \$15,000 upon execution of the Right-of-Entry as a contribution to County staff and legal costs.

Honorable Board of Supervisors

August 10, 2021

Right of Entry and Easement to Southwest Gas / Assessor Parcel Number 094-540-004-000 /  
Tahoe City, CA

Page 2

To proceed with the Southwest Gas natural gas line installation, your Board's approval of the requested actions is necessary. Copies of the two documents are on file and available with the Clerk of the Board.

**ENVIRONMENTAL IMPACT**

This action is categorically exempt from the provisions of CEQA Guidelines Section 15303(d)-New Construction or Conversion of Small Structures.

**FISCAL IMPACT**

Total compensation to the County for the Right-of-Entry (\$1) and the Grant of Easement (\$1) and additional consideration (\$15,000) totals \$15,002. This amount will be deposited into FY 2021-22 Capital Project Fund Budget, PJ01723 Bechdolt Building Acquisition, to help fund post-acquisition maintenance costs. Real Estate Services Division and County Counsel staff costs associated with processing these documents are included in the Real Estate Services Division's FY 2021-22 Adopted Budget.

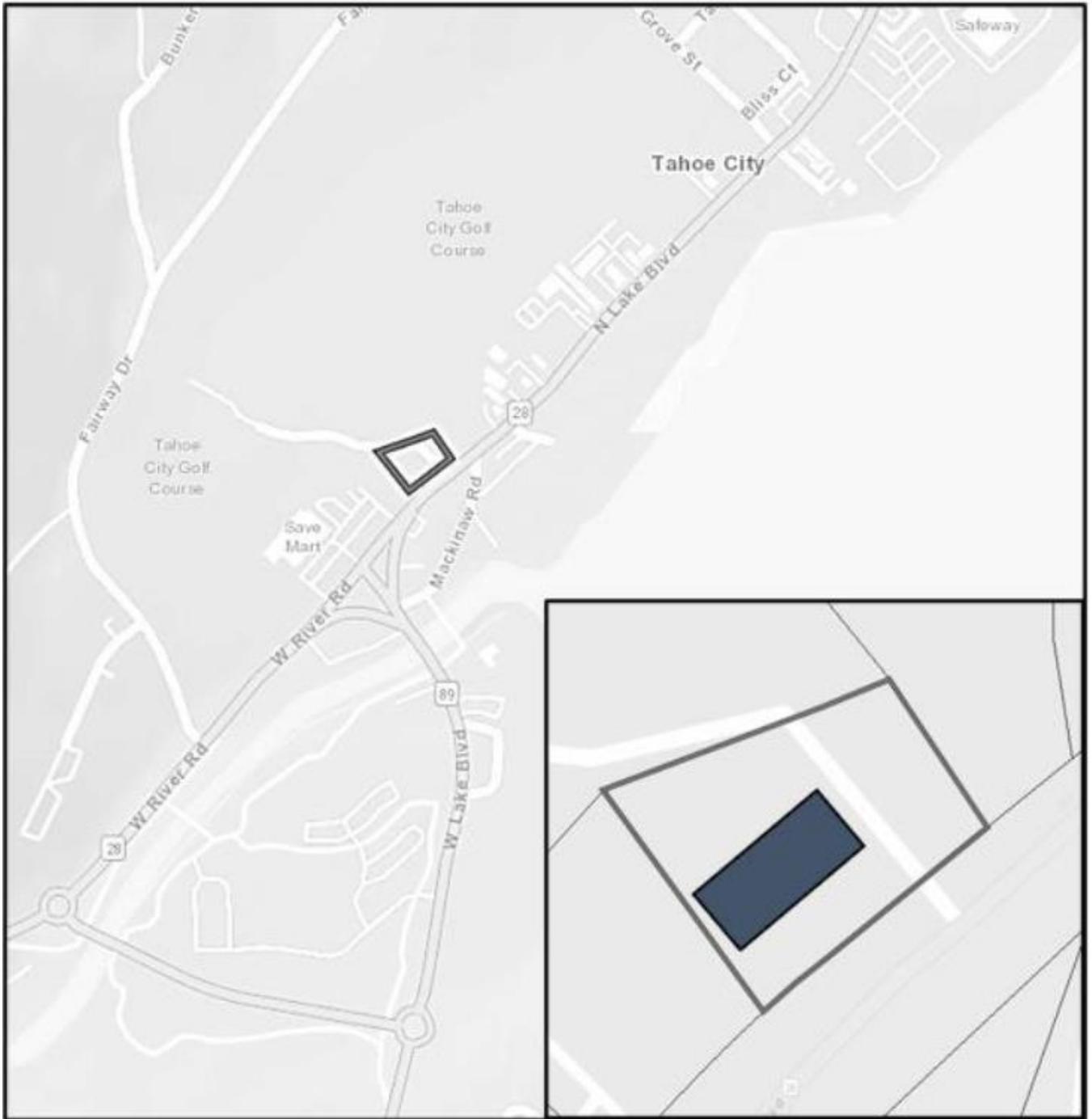
**ATTACHMENTS**

Attachment A - Property Map

Attachment B – Resolution

On file with Clerk of the Board: Southwest Gas Right-of-Entry and Grant of Easement

**ATTACHMENT A – Property Map**



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

**In the matter of:** A Resolution approving and authorizing the Director of Facilities Management, or designee, to execute and take all actions necessary to carry out the terms of a Right-of-Entry and Grant of Easement to Southwest Gas Corporation for the installation and maintenance of a natural gas line within County owned property located at 243 North Lake Boulevard in Tahoe City.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on \_\_\_\_\_, 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, On July 14, 2021, the County of Placer (County) purchased of the Bechdolt Building, located at 243 North Lake Boulevard, Tahoe City, CA (APN 094-540-004-000); and

WHEREAS, the Bechdolt Building, a 10,654± square foot multi-tenant commercial building, is located on 0.71 ± acres of land (Property); and

WHEREAS, The Property is encumbered by a 50-foot-wide public road and utility easements along its eastern boundary that provide access and parking for the Tahoe City Golf Course and the Tahoe City Lodge project, a sewer line provided to the Tahoe City Public Utility District (TCPUD), and another for stormwater provided to the County; and

WHEREAS, Southwest Gas Corporation (SW Gas) has requested a one-year Right-of-Entry and permanent easement to install and maintain below-ground natural gas facilities on the Property within the 50-foot-wide easement; and

WHEREAS, the Right-of-Entry and the Grant of Easement each require SW Gas to pay the County one dollar as consideration and SW Gas has agreed to pay additional consideration in the amount of \$15,000 upon execution of the Right-of-Entry as a contribution to County staff and legal costs; and

WHEREAS, this action is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, titled "New Construction or Conversion of Small Structures," since it is a utility extension of reasonable length to serve neighboring construction.

WHEREAS, the County is willing to grant said Right-of-Entry and Grant-of-Easement for said consideration.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of Placer, State of California, hereby approves the Grant of Right-of-Entry and Grant of Easement between the County and SW Gas on the Property for the installation and maintenance of a natural gas line, and the Director of Facilities Management, or designee, is authorized to take all necessary actions to execute and carry out the terms of these agreements.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

