



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

TO: Honorable Board of Supervisors **DATE:** March 8, 2022
FROM: Steve Newsom, Director of Facilities Management
BY: Karyn F. Boulais, Senior Project Manager
SUBJECT: Real Estate Services Division / Purchase and Sale Agreement / David G. Rohrer and Aimee R. Rohrer Family Trust / APN: 026-081-037-000 Big Hill Area, Auburn, CA

ACTION REQUESTED

1. Adopt a Resolution approving the Placer Legacy Program acquisition of the 140± acre parcel of open space land in the Big Hill area of Auburn described as APN 026-081-037-000 (Property) from the David G. Rohrer and Aimee R. Rohrer Family Trust for \$1,000,000; and authorize the Director of Facilities Management, or designee, to execute a Purchase and Sale Agreement (PSA) and take all necessary actions to implement the terms of the PSA and acquire the Property.
2. Approve a FY 2021-22 Budget Amendment (AM-00615) in the amount of \$1,000,000 in the Open Space Fund for the purchase price of the land asset, by canceling \$500,000 in Open Space Fund Reserves and \$500,000 in Tree Preservation Fund Reserves.
3. Authorize the addition of the Property to the County's comprehensive capital assets list once acquired.

BACKGROUND

Since inception of the Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy), your Board has provided significant policy direction and financial support towards acquisition of property interests that are considered the highest priority in terms of the Legacy objectives, particularly those properties that conserve landscapes and meet multiple Placer Legacy objectives.

Recently, the owners of the Property expressed an interest in selling their 140 acres of undeveloped land to the County to preserve open space, oak habitat, and riparian habitat. The Property is located immediately west of the Taylor Ranch Preserve Property and south of the Kotomyan Preserve, both owned by the Placer Land Trust and northeast of the Hidden Falls Regional Park owned by the County. The Property is depicted in Attachment A. The purpose of this acquisition is to ensure the preservation of open space and habitat values. This Property provides open space consistent with the following Placer Legacy Objectives and Placer County Conservation Program (PCCP) values:

- Located within the Raccoon Creek Watershed making acquisition significant in furthering water quality and ecosystem restoration goals of Placer Legacy and the PCCP.
- Protect significant natural resources that are considered the highest priority in terms of the Placer Legacy objectives including blue and interior live oak woodlands, Chinook salmon, Cooper's hawk, and the California red-legged frog.

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- Located within the PCCP Reserve Acquisition Area and if acquired would contribute to the 10,100-acre oak woodland reserve that is to be established primarily in the Raccoon Creek and Bear River watersheds. This is the largest contiguous area of blue oak woodlands remaining in Placer County.

Real Estate Services has successfully negotiated a PSA with the following key terms:

- Purchase Price – \$1,000,000
- No Deposit
- Contingency Period – County to have 90 days to inspect and evaluate the conditions of the Property
- Conditions to Close Escrow – County’s approval of title, environmental and physical condition of the Property. Close of Escrow is to occur no later than 10 days after the 90-day inspection period.
- First Right of Refusal – County has the First Right of Refusal to purchase two adjacent parcels owned by the seller (APNs 026-081-038-000 and 026-081-039-000).

Staff believes the negotiated Purchase Price is appropriate after factoring in this Property’s proximity to existing open space and preserves held by both the County and the Placer Land Trust, and the opportunity to preserve this undeveloped Property’s open space, oak woodland, and habitat values consistent with the Placer Legacy Program objectives.

ENVIRONMENTAL IMPACT

Your Board's action to adopt the Resolution and approve the agreement and other authorizations provided for herein is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15325(f). This section provides for the transfer of ownership of land for fee title interests to maintain the open space character of an area and to preserve existing natural conditions and other resources. It can also be seen with certainty the requested actions of the Board will have no significant impact under Guidelines Section 15061(b)(3). Each of these facts is a separate and independent basis for the Board's determination that the Board actions are exempt from CEQA and does not require further CEQA review.

FISCAL IMPACT

The estimated Property acquisition cost is \$1,040,500 which includes the Purchase Price of \$1,000,000 and costs for estimated title, escrow, and closing costs; property reports; and staff and counsel time. The Purchase Price will be funded by \$500,000 of Open Space Fund Reserves and \$500,000 Tree Preservation Fund Reserves. This acquisition requires a FY2021-22 Budget Amendment (AM-00615) of \$1,000,000 in the Open Space Fund for the land asset expense. Acquisition costs estimated at \$40,500 are included in the Real Estate Services FY 2021-22 Budget. The property will be added to the County’s comprehensive capital asset list within the Open Space Fund which is managed by the County Executive Office.

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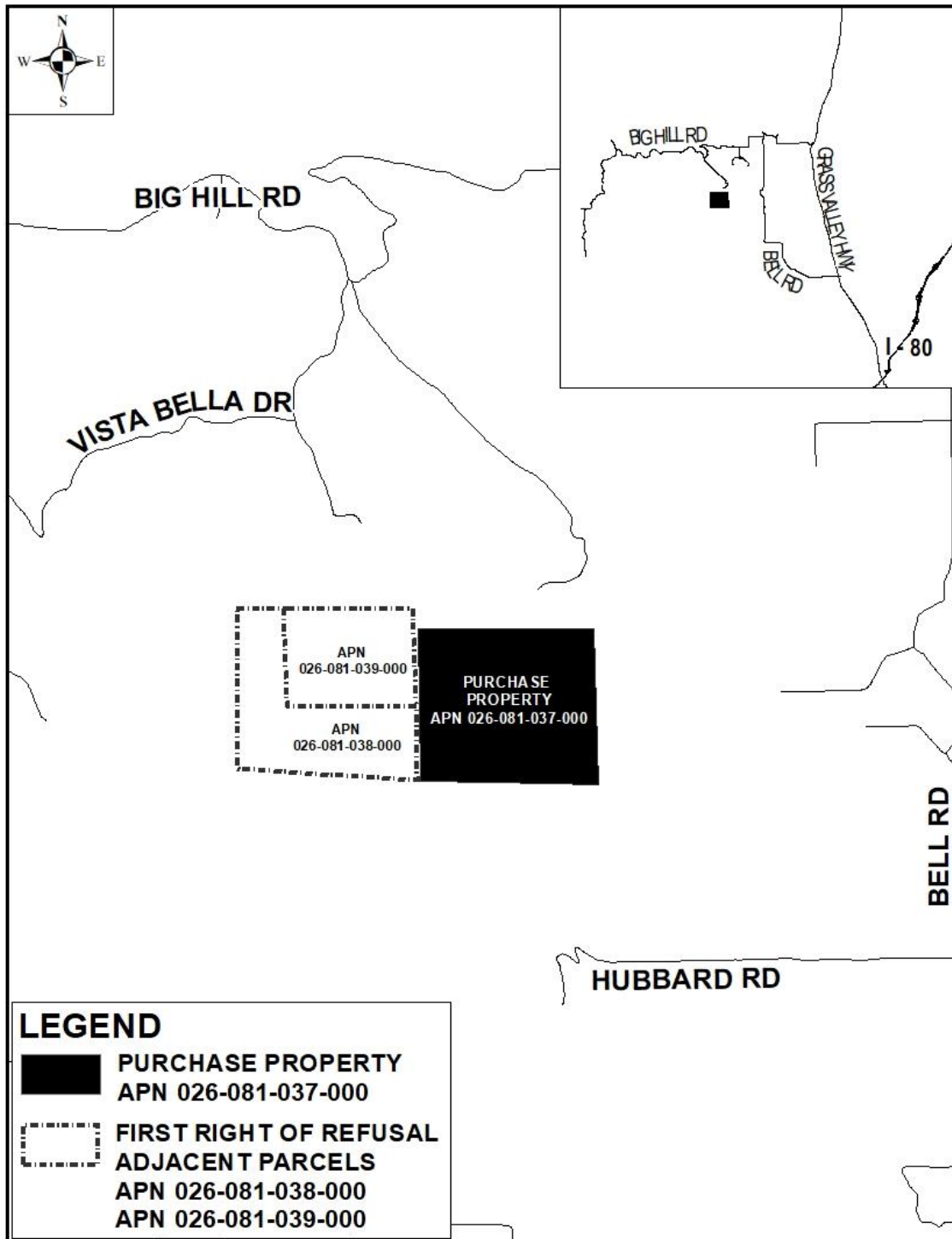
ATTACHMENTS

Attachment A – Property Map

Attachment B – Resolution

On file with Clerk of the Board: Purchase and Sale Agreement Rohrer Property

PROPERTY MAP



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

In the matter of:

Resolution approving the Placer Legacy Program acquisition of the 140± acre parcel of open space land in the Big Hill area of Auburn described as APN 026-081-037-000 (Property) from the David G. Rohrer and Aimee R. Rohrer Family Trust for \$1,000,000; and authorize the Director of Facilities Management, or designee, to execute a Purchase and Sale Agreement (PSA) and take all necessary actions to implement the terms of the PSA and acquire the Property.

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 David G. Rohrer and Aimee R. Rohrer Family Trust owns the 140-acre parcel of open space land in the Big Hill area of Auburn, CA described as APN 026-081-037-000 (Property); and

WHEREAS, the David G. Rohrer and Aimee R. Rohrer Family Trust has offered to sell their unimproved Property land for \$1,000,000; and

WHEREAS, the County has determined that the acquisition of the Property would benefit the County in its effort to provide open space lands and habitat conservation consistent with Placer Legacy Objectives as well as the Placer County Conservation Program (PCCP) values; and

WHEREAS, the County has negotiated a Purchase and Sale Agreement (PSA) with the David G. Rohrer and Aimee R. Rohrer Family Trust to acquire the Property for a purchase price of \$1,000,000.

BE IT RESOLVED by the Board of Supervisors, County of Placer, State of California that the PSA for the acquisition of the Property located in the Big Hill area from David G. Rohrer and Aimee R. Rohrer Family Trust for \$1,000,000 is approved and the Director of Facilities Management, or designee, is authorized to take all necessary actions to implement the terms of the PSA and acquire the Property.