



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

**TO:** Honorable Board of Supervisors **DATE:** June 28, 2022  
**FROM:** Steve Newsom, Director of Facilities Management  
**BY:** Eric Findlay, Property Manager  
**SUBJECT:** Real Estate Services Division / Purchase and Sale Agreement / Tahoe City Public Utility District/ Bechdolt Right-of-Way Property 243 North Lake Boulevard, Tahoe City, CA

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**ACTION REQUESTED**

Adopt a Resolution to approve the Purchase and Sale Agreement for the sale of a 50-foot-wide Right-of-Way Property, located on the eastern portion of APN 094-540-004-000 at 243 North Lake Boulevard, Tahoe City, CA to the Tahoe City Public Utility District for \$357,580.00, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute the agreement and complete the sale of the Right-of-Way Property

**BACKGROUND**

On June 22, 2021, your Board adopted Resolution No. 2021-233 approving the Purchase and Sale Agreement for County of Placer to acquire the Bechdolt Property in Tahoe City from Sierra Northwest Properties, LLC., and on July 14, 2021, the County closed escrow completing the acquisition.

The Bechdolt Property, located at 243 North Lake Boulevard, Tahoe City, CA (APN 094-540-004-000), consists of approximately 0.71 acres of land and a multi-level commercial building. The eastern portion of the Bechdolt Property is encumbered with utility easements and a perpetual non-exclusive easement for right of way, road, and utility purposes. This right of way easement allows for ingress and egress over and across the Bechdolt Property and provides access to adjacent parcels including the Tahoe City Public Utility District (TCPUD) golf course and the Tahoe Lodge Project. The fifty (50)-foot wide right of way encompasses approximately 6,505 square feet and runs parallel to the eastern Bechdolt Property boundary (see Right-of-Way Property Map).

TCPUD desires to acquire the Right-of-Way Property to maintain access to TCPUD property as well as adjacent properties. With ownership, TCPUD will also be able to better manage and maintain the utilities within the Right-of-Way Property.

**PURCHASE AND SALE AGREEMENT**

The County and TCPUD have negotiated a Purchase and Sale Agreement (PSA) for TCPUD to acquire the Right-of-Way Property from the County which includes the following material terms:

1. Purchase Price: \$357,580.00

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2. Escrow and Title Costs: TCPUD shall pay for any recording fees and the premium for the TCPUD's Standard Title Policy. TCPUD shall be responsible for any premium for additional coverage beyond the Standard Title Policy. The County and TCPUD shall each pay one-half of the escrow fees, documentation, and other related closing costs, with the County share estimated at \$1,000.00.
3. Contingency Period: TCPUD will have 30 calendar days from the effective date to complete its due diligence (e.g., review environmental and physical condition of the Right-of-Way Property).
4. Easements: Easements granting County access and drainage rights to the Right-of-Way Property will be recorded at Close of Escrow.
5. Close of Escrow: Close of Escrow shall occur no later than thirty (30) calendar days, following execution of the PSA and conditions for Close of Escrow are satisfied by both parties.

To proceed with this sale of the Right-of-Way Property, it is necessary that your Board adopt a Resolution approving the Purchase and Sale Agreement on file with the Clerk of the Board and authorizing the Director of Facilities Management, or designee, to execute and implement the PSA.

#### **ENVIRONMENTAL IMPACT**

Your Board's action to adopt the Resolution and approve the PSA and other authorizations provided for herein (collectively, the Actions) is Categorically Exempt from review pursuant to Section 15301 of the California Environmental Quality Act (CEQA). This section provides for activities where there is no expansion of an existing or former use. Additionally, the Actions are exempt from review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be determined with certainty there is no possibility the approval of the Actions will result in a direct or a reasonably foreseeable indirect significant impact on the environment.

#### **FISCAL IMPACT**

The \$357,580.00 Purchase Price, less estimated escrow costs of \$1,000.00 paid by the County, will be deposited into the FY 2021-22 Capital Projects Budget (CC12018), Project No. PJ01971 Bechdolt Building Maintenance Projects of approximately \$356,580.00. The proceeds from the sale will go towards funding post-acquisition maintenance costs of the Bechdolt Property. Real Estate Services Division and County Counsel staff costs to prepare and implement the PSA are included in the Real Estate Services Division's FY 2021-22 Budget with no impact to the General Fund.

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**ATTACHMENTS**

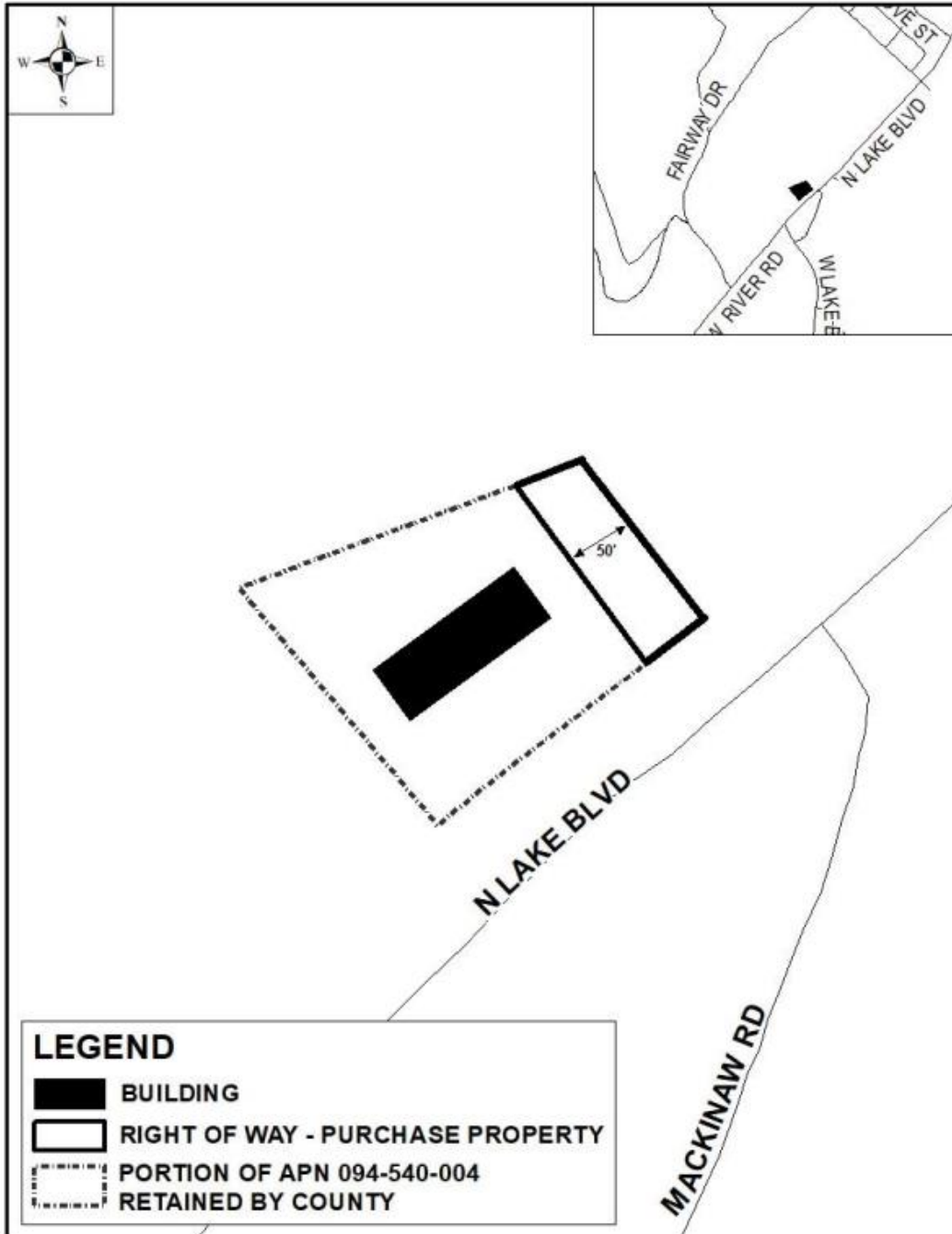
Attachment A – Right-of-Way Property Map

Attachment B – Resolution

On file with Clerk of Board: Purchase and Sale Agreement

Right-of-Way Property Map

Attachment A



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

**In the matter of:**

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

Resolution to approve the Purchase and Sale Agreement for the sale of a 50-foot-wide Right-of-Way Property, located on the eastern portion of APN 094-540-004-000 at 243 North Lake Boulevard, Tahoe City, CA to the Tahoe City Public Utility District for \$357,580.00, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute the agreement and complete the sale of the Right-of-Way Property.

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

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WHEREAS, the Bechdolt Property consists of a multi-level commercial building on 0.71± acres of land located at 243 North Lake Boulevard, Tahoe City, CA and designated as APN 094-540-004-000 (Bechdolt Property)

WHEREAS, on June 22, 2021, the County Board of Supervisors adopted Resolution No. 2021-233 approving the Purchase and Sale Agreement for the County of Placer (County) to acquire the Bechdolt Property from Sierra Northwest Properties, LLC.

WHEREAS, on July 14, 2021, the County acquired the Bechdolt Property.

WHEREAS, the Bechdolt Property is encumbered with utility easements and a perpetual non-exclusive easement for right of way, road, and utility purposes.

WHEREAS, the County desires to sell a 6,505± square foot portion located on the eastern portion of the Bechdolt Property (Right-of-Way Property) to Tahoe City Public Utility District (TCPUD) subject to grants of access and drainage easements to the County over said Right-of-Way Property.

WHEREAS, TCPUD desires to purchase the Right-of-Way Property for the purpose of creating a 50-foot wide right-of-way for TCPUD to maintain access to their property and maintain the utilities within said Right-of-Way Property.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, that the County hereby approves the Purchase and Sale Agreement for the Right-of-Way Property to the TCPUD for \$357,580.00.

BE IT FURTHER RESOLVED that the Director of Facilities Management, or designee, is hereby authorized to enter into the Purchase and Sale Agreement and take all further actions necessary to implement the terms of agreement, including payment of ½ of the cost of closing fees estimated at \$1,000.00, and complete the sale of the Right-of-Way Property, including the acceptance and recordation of deeds.