

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 10, 2012**

From: **JAMES DURFEE / MARK RIDEOUT** 

Subject: **AITKEN RANCH CONSERVATION EASEMENT EXTINGUISHMENT**

ACTION REQUESTED / RECOMMENDATION: Direct the Director of Facility Services, or his designee, to finalize extinguishment of the County's right, title and interest in the Aitken Ranch property through a quitclaim to Morgan Family Management, LLC, successor in interest to Wildlands, Inc.

BACKGROUND: On May 24, 2011, your Board authorized staff to extinguish the County's Conservation Easement interest (Easement) in the Aitken Ranch Property through quitclaim to the current fee-title property owner, Morgan Family Management, LLC (Owner). This property is located north of East Catlett Road and west of Fiddymont Road, and is described as APN 021-140-003 (Attachment A). Pursuant to terms of the Easement, upon this extinguishment, a Habitat Conservation Easement will protect agricultural, floodplain and habitat values at a level at least equal to protections provided by the Easement. In return, the County will be reimbursed for its cost to purchase the Easement (\$399,000) plus interest earned through the date of extinguishment.

Included in your Board's May 24th action, the Director of Facility Services was authorized to accept and record a multipurpose trail easement along Auburn Ravine. Staff recommended this action to preserve a provision of the Easement wherein the Owner reserved a right to dedicate such an easement to the County. This recommendation was made based on staff's understanding that the grant of a trail easement was acceptable to the Owner. However, the Owner's position was that the Easement did not in fact obligate them to grant a trail easement. Upon further review staff concurred with the Owner's position but continued to try to reach agreement on terms for a mutually acceptable trail easement. The Owner recently informed staff that it would not grant the right. Staff has determined that the receipt of the trail easement is not considered material to the transaction, since connectivity between the City of Lincoln's existing trail system and this remote location is not planned in the foreseeable future.

In recognition that the County's receipt of a trail easement was not a mandatory condition of the Easement, staff recommends that your Board direct the Director of Facility Services to finalize the transaction and receive the reimbursement in the amount of \$584,037.40 which is inclusive of the cost of the Easement plus interest through February 29, 2012.

ENVIRONMENTAL CLEARANCE: The action is Categorically Exempt from review pursuant to Section 15325 of the California Environmental Quality Act. Section 15325 provides for the transfer of ownership interests in land made to preserve open space, habitat, or historical resources.

FISCAL IMPACT: This is a reimbursement to the County (principal plus interest) that results in a fiscally neutral impact to the County. Based on your Board's prior direction, funds in the amount of \$584,037.40 will be deposited into the Open Space Fund Reserve Account.

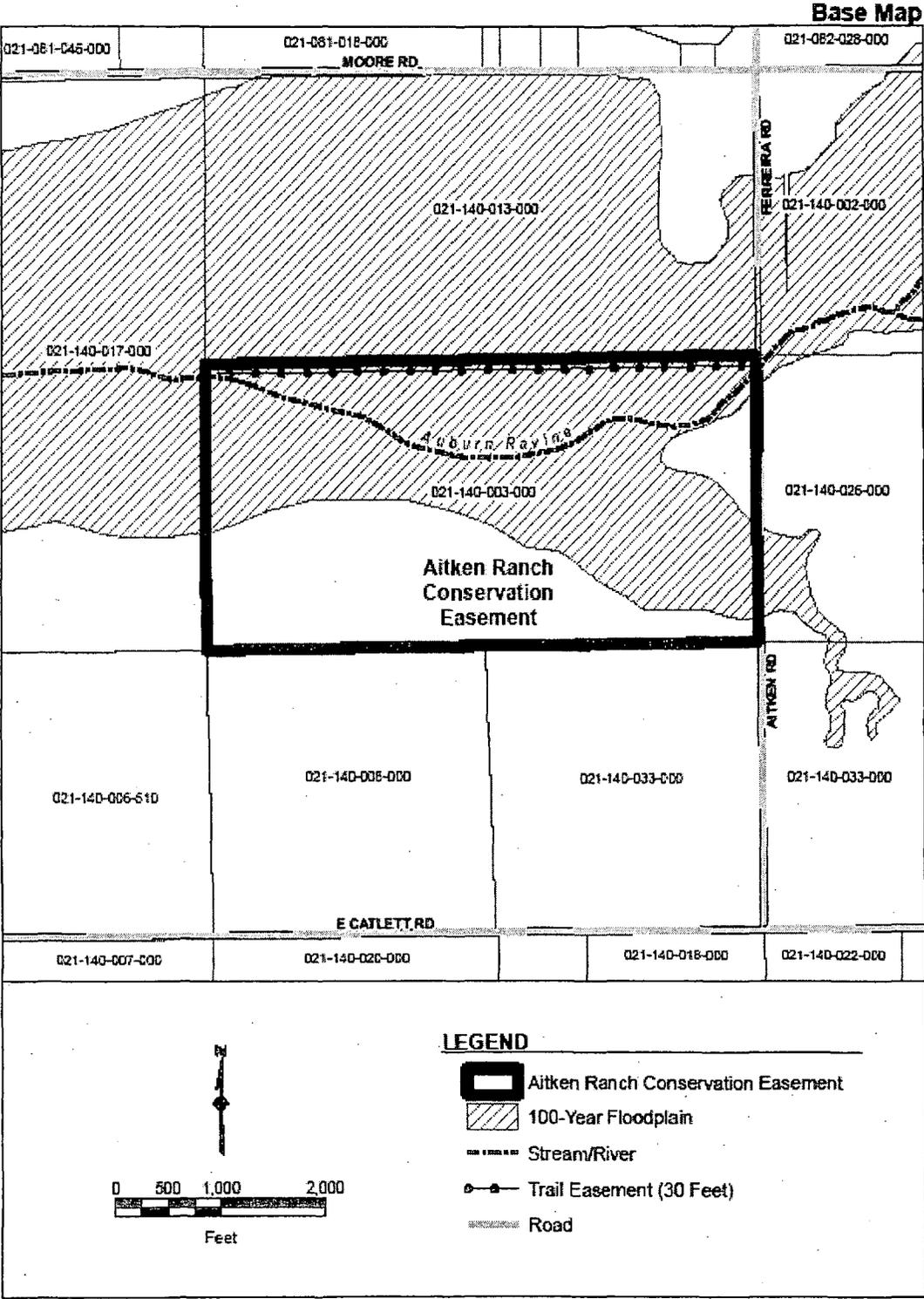
JD:MR:LM:DB

ATTACHMENTS: AITKEN RANCH BASE AND VICINITY MAPS

CC: COUNTY EXECUTIVE OFFICE
CDRA

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ATTACHMENT A BASE MAP



ATTACHMENT A VICINITY MAP

