

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

To: **BOARD OF SUPERVISORS**

Date: **JANUARY 13, 2009**

From: *WJP* **JAMES DURFEE / ALBERT RICHIE** 

Subject: **DEUTSCHE BANK – COTTAGE DRIVE PROPERTY ACQUISITION**

**ACTION REQUESTED/RECOMMENDATION:** It is recommended that your Board take the following actions associated with acquisition of the 0.33± acre parcel containing a single family residential building located at 2315 Cottage Drive in Auburn, CA:

1. Approve the Agreement of Purchase and Sale between the County and Deutsche Bank National Trust Company, Incorporated (DB), in the amount of \$209,900 for the acquisition of the 0.33± acre parcel referred to as APN 051-110-008 including the 1,853± square foot residential building and associated site improvements; and
2. Approve the attached Resolution authorizing the Director of Facility Services, or his designee, to execute all documents and take such other actions as may be necessary or appropriate to implement the above-described action, to disburse funds associated with this transaction, execute the Purchase and Sale Agreement and record the Grant Deed for said property; and
3. Approve the attached Budget Revision to complete the funding for the purchase of this property; and
4. Approve the addition of the property to the Master Fixed Asset List.

**BACKGROUND:** When the Placer Consolidated Fire Protection District dissolved in April 2006, Placer County agreed to provide fire protection services within the district boundaries and assume ownership of all equipment and facilities. The former District's capital improvement plan identified the need for replacement barracks when funding became available. As a part of the transition of these services to the County, County staff inspected the Atwood Station and confirmed that the current dormitory space located above an apparatus bay was substandard and potentially hazardous.

As a result, funding for this project, in the amount of \$250,000 was included in the FY 2008/2009 Capital Projects Fund. To address the dormitory needs of the fire station, staff considered a variety of alternatives including renovation of the existing dorm, modification of the existing modular, and the addition of a new modular residential wing. The most feasible solution was the new modular wing, which Facility Services estimated to cost approximately \$350,000.

Because the best design solution exceeded the project budget, staff continued to consider other alternatives. Staff recently identified a bank-repossessed residence, located immediately east of the Atwood Station, as another viable alternative to this construction project. County staff from OES, Property Management, Capital

Improvements and the Building Department inspected the facility and determined that the residence meets the dormitory needs for this Fire Station. This property is currently listed at \$209,900. The house has been well maintained and upgraded with dual pane windows and a newer central HVAC system. Based upon the initial inspection, staff estimates that approximately \$50,000 in improvements may be considered for expansion of the restroom and shower facilities, exterior sidewalks to the Fire Station and other cosmetic improvements. The Office and Professional (OP) zoning of this property makes it appropriate for housing of public safety personnel and this solution represents an approximate savings of \$60,000 over the next best alternative.

This property has a current assessed value of \$356,826. In addition, staff has reviewed comparable listed properties in the area and determined that this acquisition represents a good value to Placer County. Staff will conduct diligence activities during escrow and the acquisition would be subject to the County's written acceptance of any title exceptions and approval of the physical and environmental condition of the property. To complete this transaction, it is necessary that your Board approve the recommendations listed on the first page of this Memorandum.

**ENVIRONMENTAL CLEARANCE:** This project consists of the acquisition of a parcel improved with a single-family residence. It is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because the use of the property by the County after acquisition will not change and it can therefore be seen with certainty that there is no possibility of a significant impact on the environment.

**FISCAL IMPACT:** Funding for the Atwood Firestation Remodel was budgeted in the Capital Projects Fund in the amount of \$250,000. The purchase price of the subject property is \$209,900. DB shall be responsible for payment of all escrow and title fees, realtor commissions, and delinquent property taxes. Property Management staff expenses and other miscellaneous costs to be reimbursed through this acquisition project are expected to total approximately \$10,000. In addition, County staff and consultants working on the original design solution expended \$30,000. Currently, the Atwood Fire Station Remodel Project account has a remaining budget of approximately \$220,000. However, a Budget Revision is required to move the appropriations to the correct account for this acquisition. Staff will return for approval of required funding for any subsequent improvements.

ATTACHMENT: EXHIBIT A - PROPERTY MAP  
RESOLUTION  
BUDGET REVISION

JD:AR:MR:MM:DB

CC: OES

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

In the matter of: A RESOLUTION AUTHORIZING THE  
DIRECTOR OF FACILITY SERVICES TO TAKE VARIOUS  
ACTIONS REGARDING ACQUISITION OF REAL PROPERTY  
ASSOCIATED WITH ASSESSOR'S PARCEL NO. 051-110-008,  
ADJACENT TO THE PLACER COUNTY GOVERNMENT  
CENTER.

Resol. No: \_\_\_\_\_

The following **RESOLUTION** was duly passed by the Board of Supervisors of the  
County of Placer at a regular meeting held \_\_\_\_\_, 2009 by the following  
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chairman, Board of Supervisors

Attest: Clerk of said Board

\_\_\_\_\_

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**WHEREAS**, Deutsche Bank National Trust Company, Incorporated (DB) is the owner of  
APN 051-110-008 adjacent to the Placer County Government Center; and

**WHEREAS**, APN 051-110-008 is developed with a single family residential building  
approximately 1,853 square feet in size on an approximately 0.33 acre parcel ("Property");  
and

**WHEREAS**, the County has determined that acquisition of the Property would satisfy  
programmatic requirements of the Atwood Firestation Residential Addition project; and

**WHEREAS**, DB desires to sell the Property to the County for a purchase price of  
\$209,900; and

**WHEREAS**, the COUNTY is willing to purchase the Property subject to the terms of the  
Agreement of Purchase and Sale.

**NOW THEREFORE, BE IT RESOLVED**, that the County of Placer Board of Supervisors  
does hereby authorize the Director of Facility Services, or his designee, to execute on  
behalf of the County, all escrow documentation and take such other actions necessary or  
appropriate to acquire the Property, execute the Purchase and Sale Agreement, authorize  
the disbursement of County funds necessary to complete the transaction and does hereby  
consent to the acceptance and recordation of the Grant Deed for said Property.

PLACER COUNTY

PAS DOCUMENT NO. \_\_\_\_\_

**BUDGET REVISION**

**POST DATE:**

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
12	BR	343,704.00	4

- Cash Transfer Required
- Reserve Cancellation Required
- Establish Reserve Required

- Auditor-Controller
- County Executive
- Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT												
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	
											12	014		140		991078	04818	4001				85,926.00
											12	034		140		991078	04818	4001	704818	01000		85,926.00
											12	015		140		991078	04818	4151				85,926.00
											12	035		140		991078	04818	4151	704818	01000		85,926.00
<b>TOTAL</b>										0.00	<b>TOTAL</b>										343,704.00	

REASON FOR REVISION: To shift appropriations within the capital project 704818 to record land value for the Atwood Fire Cottage Ave Acquisition.

Prepared by Valerie Bayne Ext 6803  
 Department Head Valerie Bayne  
 Board of Supervisors \_\_\_\_\_

Date: 1/13/09  
 Page: \_\_\_\_\_

Budget Revision # \_\_\_\_\_ FOR INDIVIDUAL DEPT USE

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