

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

To: **BOARD OF SUPERVISORS**

Date: **JUNE 18, 2013**

From: *MD* **MARY DIETRICH / MARK RIDEOUT** *MR*

Subject: **TAHOE CITY FIRE STATION 51 QUIT CLAIM**

ACTION REQUESTED / RECOMMENDATION:

1. Approve the conveyance of the former Tahoe City Fire Station 51 building located at 300 North Lake Boulevard in Tahoe City, CA from the North Tahoe Fire Protection District to Placer County; and,
2. Adopt a Resolution authorizing the Director of Facility Services, or designee, to execute all documents and take all actions necessary to complete the conveyance of the former Fire Station 51 building, including the acceptance of a quit claim deed resulting in approximately \$15,000 of annual net County cost; and,
3. Authorize this building to be added to the Master Fixed Asset list following recordation of the quit claim deed.

BACKGROUND: The former Tahoe City Fire Station 51 building is approximately 5,400 square feet in area and is located at 300 North Lake Boulevard in Tahoe City, CA (Station 51). Station 51 was built in 1961 on the Tahoe Commons property (APN 094-070-013) as shown in Exhibit A and until 2012 was used exclusively by the North Tahoe Fire Protection District (Fire District) for administrative offices, apparatus and equipment storage and for delivery of related fire protection services. Title to the Tahoe Commons property is held by Placer County in trust for the people of Tahoe City as a result of this property being passed from the superior court to the County upon the filing of the plat map for the townsite of Tahoe City on September 10, 1871.

In July 2012, the Fire District relocated from Station 51 to its new facility at 222 Fairway Drive across from the Tahoe City Public Utility District. Since this time, County staff has been in discussions with the Fire District regarding the conveyance of ownership of the building to the County. Staff has determined that a quit claim deed from the Fire District is advisable to confirm the County's title and ownership of this building. In order to accept and record the quit claim, your Board must adopt the attached Resolution authorizing the Director of Facility Services to take all actions and execute all documentation, including a Conveyance Agreement with the Fire District that contains warranties, disclosures and representations relative to their historic use of the building. The County's ownership of this building is prudent, in consideration of its adjacency to public recreational facilities and the County's fee ownership of the underlying Commons Beach property. This transaction is consistent with Government Code 25350.

The recommended actions above will bring this building into the County's property inventory. To evaluate re-use opportunities for the building, County staff have inspected the building and contracted with architectural professionals to perform assessments to determine building condition, compliance with code requirements and deferred maintenance obligations. This information along with zoning and land use considerations will be used to determine the best, most cost effective alternatives for the property.

ENVIRONMENTAL CLEARANCE: Staff has determined the acquisition of this property is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 which provides for a project where there is no expansion of existing use.

FISCAL IMPACT: The conveyance of Station 51 is at no cost to the County. However, it is estimated that annual utilities and maintenance in its vacant condition will cost \$15,000. Funding for these costs will be absorbed in the FY 2013-14 Building Maintenance budget. Staff will return to your Board once re-use plans are determined to obtain your Board's approval of any proposed project including appropriation of necessary funding.

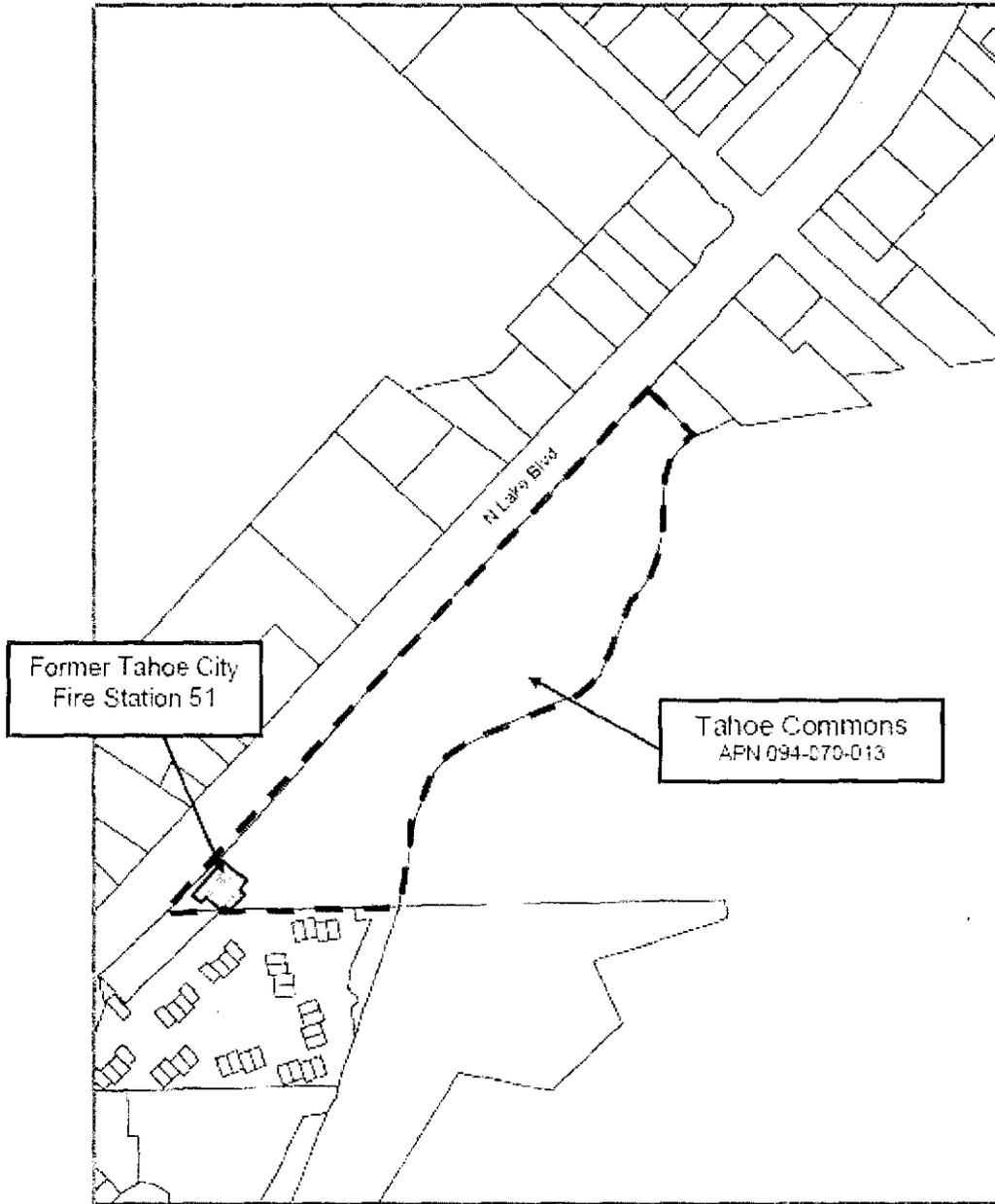
ATTACHMENTS: EXHIBIT A – PROPERTY DEPICTION
RESOLUTION

MD/MR/LM/KW

cc: COUNTY EXECUTIVE OFFICE
AUDITOR - CONTROLLER T:\FAC\BSMEMO2013\TAHOE CITY FIRE STATION 51 QUIT CLAIM.DOCX

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PROPERTY DEPICTION



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

In the matter of: **A RESOLUTION AUTHORIZING THE DIRECTOR OF FACILITY SERVICES, OR DESIGNEE, TO EXECUTE ALL DOCUMENTS AND TAKE ALL ACTIONS NECESSARY TO ACCEPT A QUIT CLAIM DEED FOR THE FORMER FIRE STATION 51 BUILDING LOCATED AT 300 NORTH LAKE BOULEVARD IN TAHOE CITY, CA. FROM THE NORTH TAHOE FIRE PROTECTION DISTRICT.**

Resol. No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2013, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, title to the Tahoe Commons property identified as Placer County APN 094-070-013 (County Property) is held by Placer County in trust for the people of Tahoe City as a result of this property being passed from the superior court to the County upon the filing of the plat map for the townsite of Tahoe City on September 10, 1871; and,

WHEREAS, the North Tahoe Fire Protection District, a special district, is the owner of the former Fire Station 51 building located on County Property at 300 North Lake Boulevard in Tahoe City, CA (Station 51); and,

WHEREAS, in July 2012, the North Tahoe Fire Protection District relocated from Station 51 to its new facility at 222 Fairway Drive across from the Tahoe City Public Utility District; and,

WHEREAS, the North Tahoe Fire Protection District desires to quit claim any rights, title or interest in said Station 51 to County; and,

WHEREAS, the receipt of a quit claim is advisable to confirm the County's title and ownership of Station 51.

NOW THEREFORE, BE IT RESOLVED, the County Board of Supervisors does hereby authorize the Director of Facility Services, or designee, to execute on behalf of the County all documentation, including the Conveyance Agreement, and to take all other actions necessary to complete the quit claim transaction of Station 51; and does hereby consent to the acceptance and recordation of the deed for said Station 51.