

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

To: Honorable Board of Supervisors Date: July 22, 2014
From: ^{MD} Mary Dietrich, Facility Services Director
By: Laurie Morse, Property Manager
Subject: Access and Parking Easements – 215 / 217 and 219 Maple Street Properties

ACTION REQUESTED:

1. Authorize the Director of Facility Services to prepare and finalize access and parking easements over Placer County property to benefit the properties at 215/217 and 219 Maple Street in Auburn, at no net county cost.
2. Adopt a Resolution authorizing the Director of Facility Services, or designee, to grant and record the access and parking easements, following County Counsel and Risk Management approval.

BACKGROUND: On November 1, 2004, Placer County sold the two commercial buildings at 215/217 and 219 Maple Street in Auburn, CA (Maple Street Properties), to the Auburn Urban Development Authority (AUDA) for \$173,000. AUDA subsequently sold these properties to the Old Town Auburn Preservation Society (OTAPS), who rehabilitated the Victorian style buildings. Given the topography and other constraints on these historic properties, the County/AUDA Agreement of Purchase and Sale contemplated that building users could travel over and park on the southwest corner of the County's Historic Courthouse property (See Resolution Exhibit A - County's Property). Subsequently, Facility Services authorized OTAPS to pave the parking area, with an intent to develop easements or agreements for parking and access to the rear portion of the Maple Street Properties.

Recently, Facility Services received a letter from OTAPS, which notified the County of a pending sale of the Maple Street Properties. OTAPS now requests permanent, transferrable access to these properties and the parking area. Staff believes this request should be granted in recognition that the deed to AUDA for the Maple Street Properties should have included such parking and access rights. Therefore, staff recommends your Board authorize the Director of Facility Services, or designee, to prepare and grant easements to the current owners of the Maple Street Properties without further monetary consideration.

ENVIRONMENTAL CLEARANCE: The grant of this easement is not subject to California Environmental Quality Act review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility this action may have a significant effect on the environment.

FISCAL IMPACT: The nominal staff expense associated with the preparation of the easements is accounted for in Property Management's FY 2014-15 Budget.

ATTACHMENTS: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

MD/MR/LM/KT

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

In the matter of: A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO GRANT AND
RECORD ACCESS AND PARKING EASEMENTS
TO THE PROPERTIES LOCATED AT 215/217
AND 219 MAPLE STREET, AUBURN, CA

Resolution No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2014 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

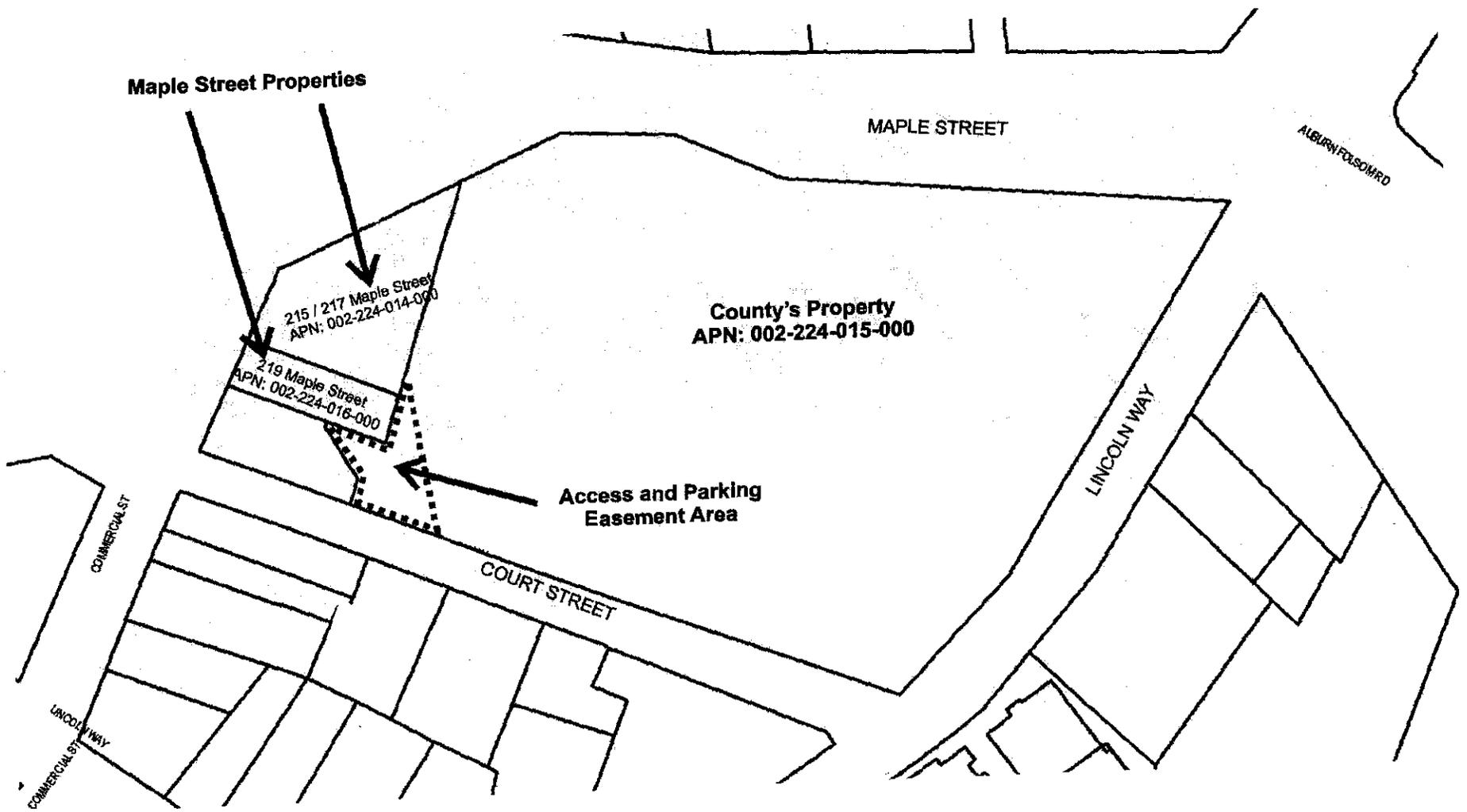
WHEREAS, On November 1, 2004, the County sold two commercial buildings at 215/217 and 219 Maple Street in Auburn, CA (Maple Street Properties) to the Auburn Urban Development Authority (AUDA) who conveyed the property to the Old Town Auburn Preservation Society (OTAPS); and,

WHEREAS, access and parking for these properties was informally permitted by the County over a portion of the County's property described as Assessor's Parcel Number 002-224-015 (County's Property) and as shown in Exhibit A ; and,

WHEREAS, OTAPS has now requested a permanent parking and access easement to benefit the Maple Street Properties; and,

NOW, THEREFORE, BE IT RESOLVED, the Placer County Board of Supervisors does hereby authorize the Director of Facility Services, or designee, to grant and record access and parking easements over the County's Property to the owners of the Maple Street Properties, following review and approval by County Counsel and Risk Management.

Attachment: Resolution Exhibit A



RESOLUTION EXHIBIT A
COUNTY'S PROPERTY

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