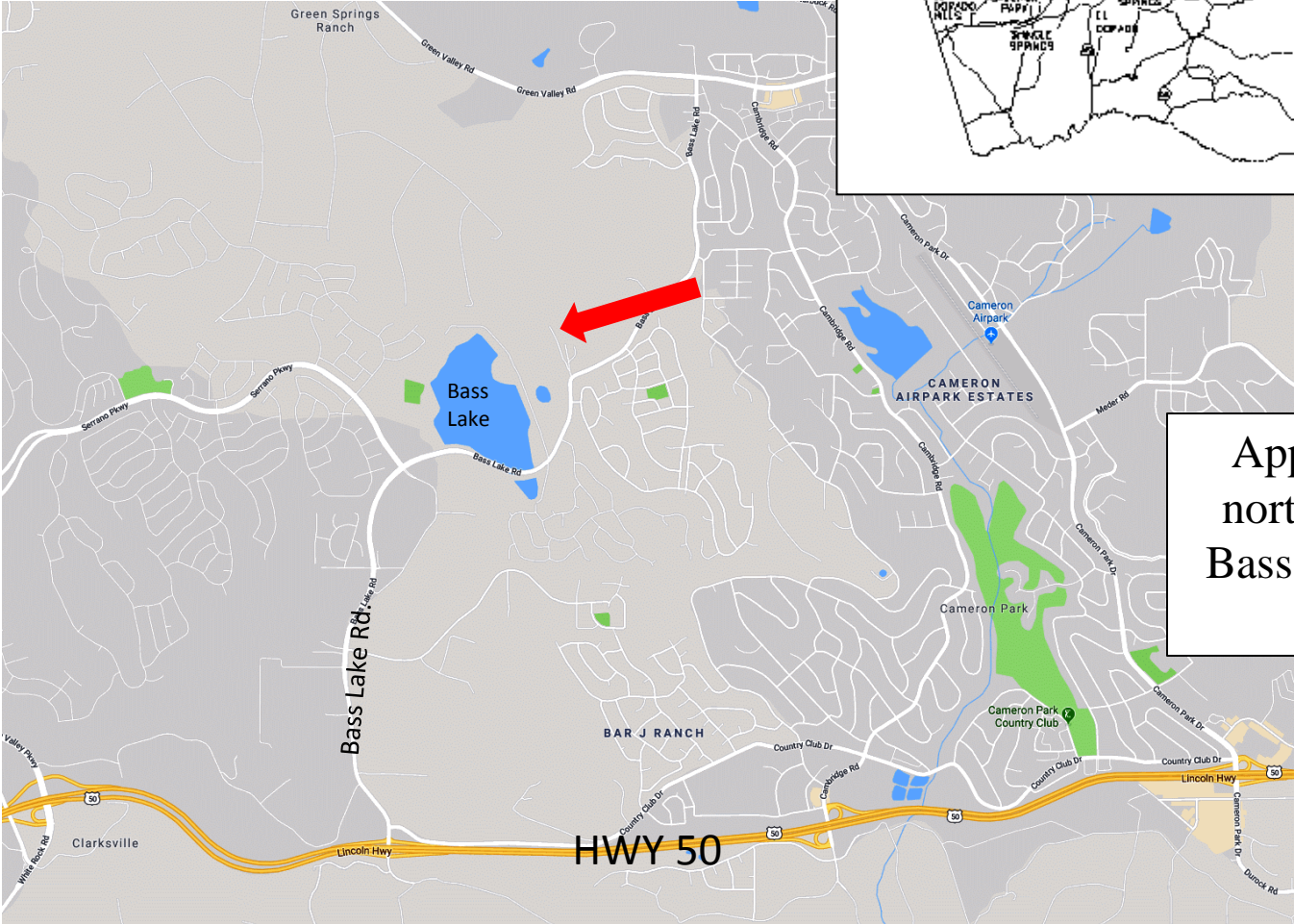
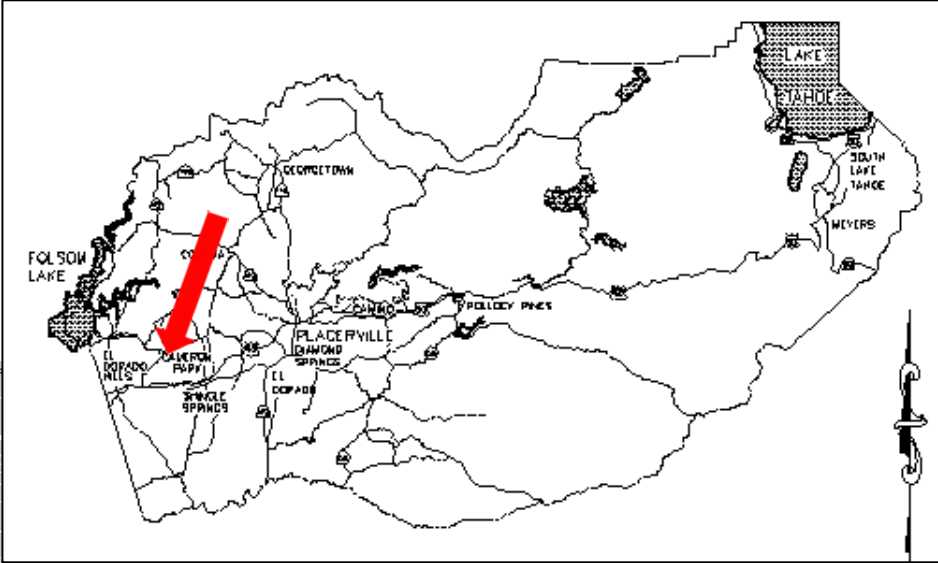




El Dorado County
Community Development Services
Department of Transportation

Hearing of the Resolution of Necessity for the
Silver Springs Parkway to Bass Lake
Road (south segment) Project CIP
No. 76108

Project Location



Approximately 2 miles north of Highway 50 on Bass Lake Road (just east of Bass Lake).

Project Overview

History

- Project and alignment were first identified in the 1990s as a connector road between Bass Lake and Green Valley Road
- Environmental Impact Report (EIR) adoption 1992
- Subsequent Environmental Impact Report (SEIR) adoption 2016

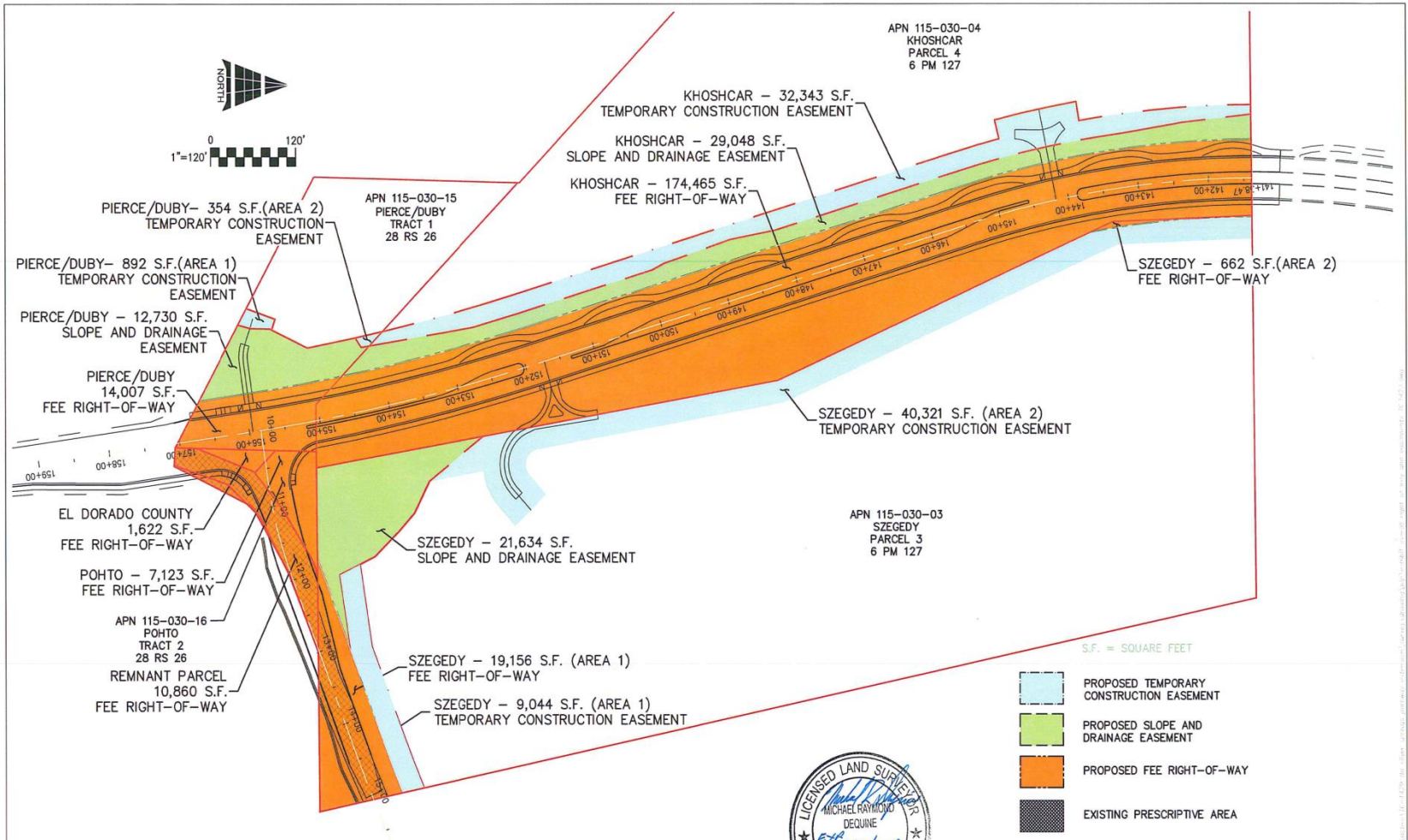
Proposed Project

- Connects the existing north segment of Silver Springs Parkway to Bass Lake Road via a new 0.25 mile two-lane road
- Creation of a new intersection (Bass Lake Road and Parkway)
- Class II bike lanes
- Sidewalks and landscaped median

Funding

This Project is funded by Developer Advanced TIM fees, County (west slope) TIM fees, Developer Funds and Road Funds/Discretionary Funds.

Project/Right of Way Map



Michael Dequine and Associates, Inc.
 2295 Gateway Oaks Drive, Suite 140
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RIGHT-OF-WAY AND EASEMENTS
 SILVER SPRINGS PARKWAY EXTENSION
 COUNTY OF EL DORADO, CALIFORNIA

Checked by: MRD	Drawn By: KS	Job# 16-1429
Scale: 1"=120'	Date: 9/5/2017	Sheet 1 of 3



Aerial view



**Michael Dequine
and Associates, Inc.**

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Right of Way Acquisitions

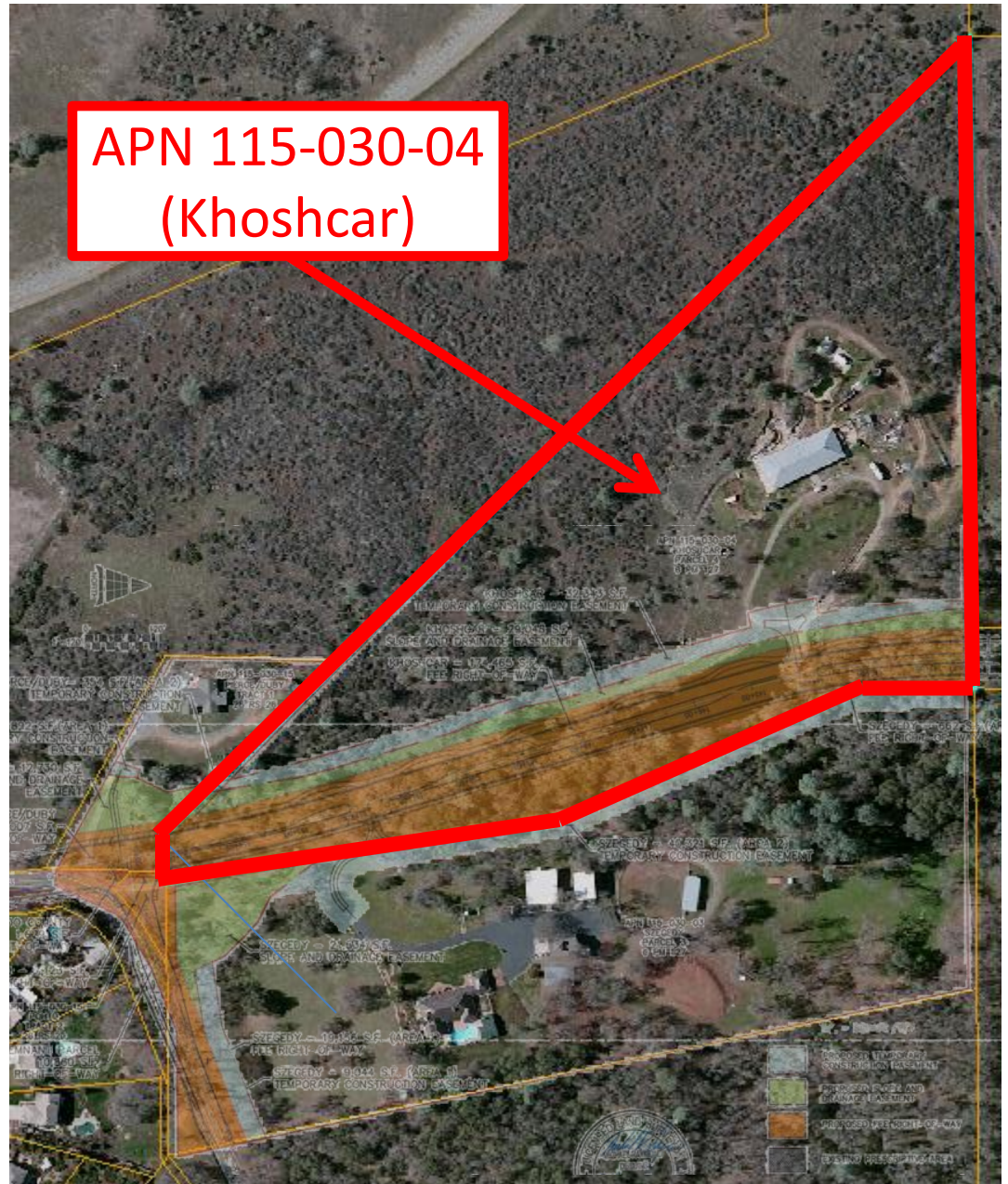
The Project requires right of way acquisitions from a total of five parcels. The below parcel represents the subject parcel for the Resolution.

APN 115-030-04 (Khoshcar)

Acquisitions from this parcel include: fee title, slope and drainage, and temporary construction easements.

The acquisition areas have been appraised by Pattison and Associates (licensed appraisers) and reviewed by staff and County Counsel.

APN 115-030-04 (Khoshcar)



Khoshcar Parcel

Parcel

- Consists of 17.91 acres

Acquisitions Required

- 174,465 SF of Fee Title (4.01 acres)
- 29,048 SF of Slope and Drainage Easement (0.67 acres)
- 32,343 SF of Temporary Construction Easement (0.74 acres)

Offer/Negotiations

- Owner has been offered fair market value for the acquisitions, plus additional compensation for damages (loss of trees, pond, and fencing)
- Offer was made/sent to owner January 2018
- Negotiations with owner have failed

Owner's Objections

- Owner claims offer does not constitute fair market value, and that compensation for damages is inadequate

Project Need/Purpose

1. Parkway is identified in the County's 2004 General Plan
2. Provides a connector road to Green Valley Road
3. Improves vehicle and pedestrian safety along Bass Lake Road at Hill Road
(Numerous traffic accidents at this location)
4. Serves to relieve traffic congestion and improve traffic circulation in an area undergoing significant growth
5. Provides a safe route to schools
6. Adds additional bike lanes and sidewalks

Public Input

County sought public input/comments relating to the adoption of the SEIR in 2015 and 2016.

- Notice of Preparation for SEIR circulated April 2014
- Posted in Mountain Democrat
- Public meeting held on May 13, 2014
- Draft SEIR circulated November 30, 2015 – February 8, 2016
- Notices sent to 1,150 residents and agencies
- 70-day review period; extending CEQA's 45 day minimum at community request
- 12 comment letters/emails submitted

Three of the comments were standard responses from agencies acknowledging requirements or facilities. The nine public comments/concerns were related to noise, headlights, alignment, sight distance, and landscaping/water conservation.

Eminent Domain

Four Requirements for Eminent Domain Action (Condemnation):

1. The public interest and necessity require the proposed project.
2. The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.
3. The property sought to be acquired is necessary for the Project.
4. The offer required by section 7267.2 of the Government Code has been made to the owners of record.

DOT Recommendation

- Upon staff's presentation and any public testimony, staff recommends the Board adopt the Resolution of Necessity and findings contained herein for the Silver Springs Parkway to Bass Lake Road (south segment) Project CIP No. 76108.

*Note that a 4/5 vote is required

- We will now take any questions or comments from the Board of Supervisors and then from the public.