

Silva Valley Parkway Interchange Resolution of Necessity Hearing



El Dorado County

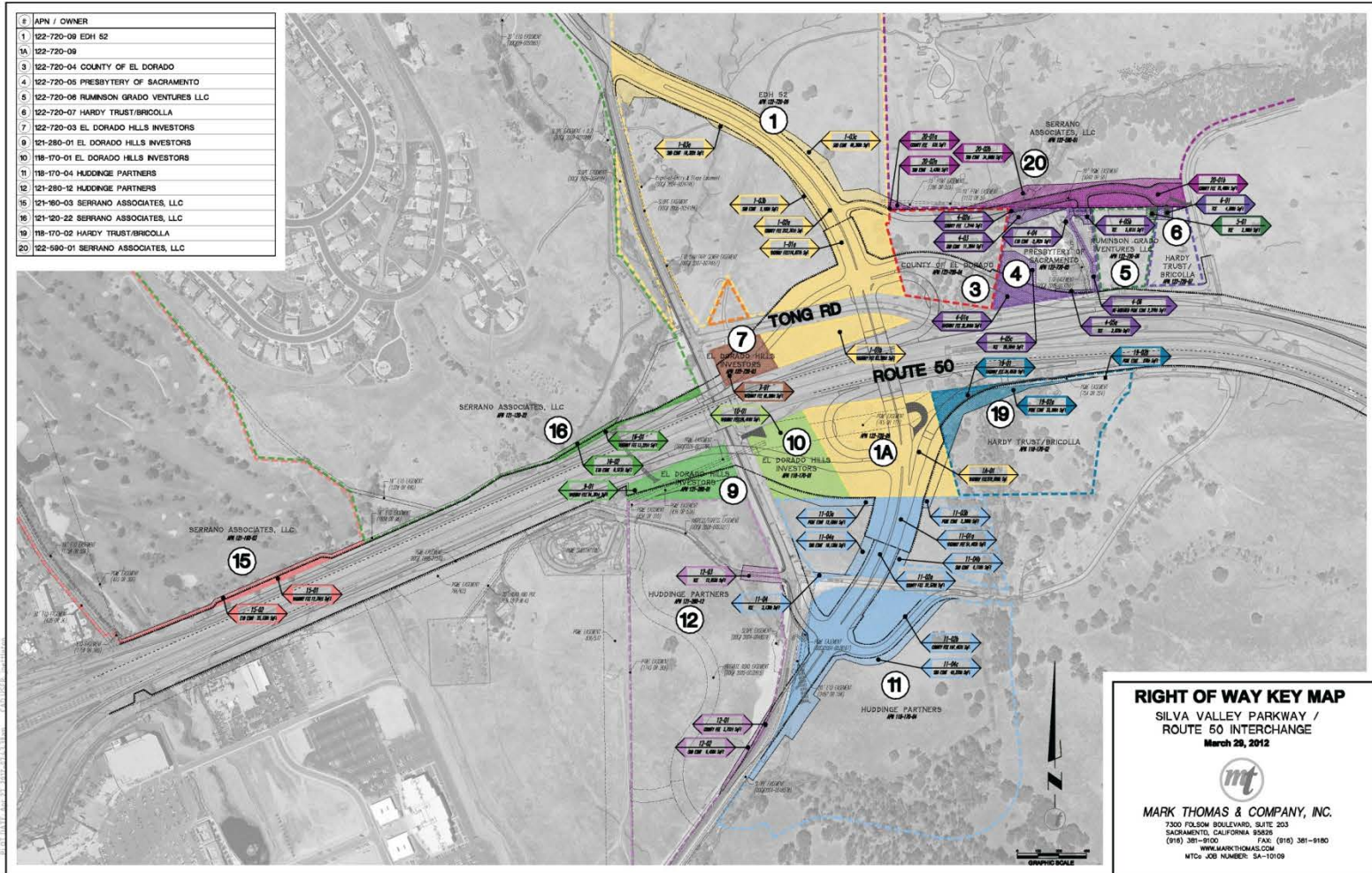
Department of Transportation

September 17, 2013

Presentation Agenda

- Purpose of Hearing – To consider adoption of the proposed resolution of necessity, authorizing the filing of an eminent domain action for acquisition of certain real property interests from Douglas-Grant Line Associates, Ltd.; and Sacramento Realty Investors-El Dorado Ltd.; and Sacramento Realty Investors-Clarksville, Ltd., for the Silva Valley Parkway Interchange Project;
- Consider all evidence presented and determine whether each of the following findings are met;
 - The Public interest and necessity require the proposed Project
 - The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
 - The property sought to be acquired is necessary for the Project;
 - The offer required by Section 7267.2 of the Government Code has been made to the owner of record;
 - Authorizing outside Counsel; Meyers, Nave, with cooperation as needed from County Counsel, to proceed with the necessary steps to acquire the proposed property.
- Project Overview / Design Features & Alternatives
- Public Need - Greatest Public Good / Least Private Harm
- Project R/W Acquisition Needs From Private Property Owners
- Offer / Negotiations – May 4, 2012 / PUA December 12, 2012
- Public Testimony
- If evidence presented meets these findings, adopt the Resolution of Necessity (4/5 Vote Required)

Project R/W



Negotiations

- First Written Offer presented May 4, 2012
- Possession & Use Agreement December 12, 2013
- Title Deeds of Trust un-resolved
- Project needs to move forward / SLPP Funding
- Notice of Intent to Adopt Resolution of Necessity provided August 2, 2013

Resolution of Necessity Findings

- After hearing staff' s presentation and any public testimony, staff recommends the Board adopt the resolution and findings contained there-in; and further authorize outside Counsel, Meyers Nave, to proceed with the necessary steps to acquire the required property.
- (4/5 Vote Required)