



Legislation Details (With Text)

File #: 15-0349 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 3/11/2015 **In control:** Board of Supervisors

On agenda: 4/14/2015 **Final action:** 4/14/2015

Title: Community Development Agency, Transportation Division, recommending the Board authorize Transportation to proceed with ordering and payment of title reports, color coded parcel maps, and certified appraisals to commence the acquisition process for Public Utility Easements along a portion of Green Valley Road east of Francisco Drive in El Dorado Hills to permit access, repair, and maintenance of adjacent County facilities, affecting portions of the following parcels:
 1) APN 110-130-37, Green Valley Marketplace CA LLC; and
 2) APN 110-130-41, Safeway Inc.

FUNDING: Funding for the acquisition of portions of the subject parcels will be provided by the Road Fund. (No Federal Funds)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Vicinity Map 04-14-15

Date	Ver.	Action By	Action	Result
4/14/2015	1	Board of Supervisors	Approved	Pass

Community Development Agency, Transportation Division, recommending the Board authorize Transportation to proceed with ordering and payment of title reports, color coded parcel maps, and certified appraisals to commence the acquisition process for Public Utility Easements along a portion of Green Valley Road east of Francisco Drive in El Dorado Hills to permit access, repair, and maintenance of adjacent County facilities, affecting portions of the following parcels:
 1) APN 110-130-37, Green Valley Marketplace CA LLC; and
 2) APN 110-130-41, Safeway Inc.

FUNDING: Funding for the acquisition of portions of the subject parcels will be provided by the Road Fund. (No Federal Funds)

DEPARTMENT RECOMMENDATION:

In order to research title document records and prepare for negotiations with the subject parcel owners, the Community Development Agency, Transportation Division (Transportation) is requesting authorization from the Board to proceed with the acquisition process, including ordering and payment of title reports, color coded parcel maps, and updated waiver valuations for the land rights to be acquired on the listed parcels.

DISCUSSION / BACKGROUND:

The development of the Green Valley Marketplace began with applicable development requirements and dedications in January 2006 (as referenced in PPM 48/135/2 ADM), and was accepted as complete in December 2006. A Categorical Exemption has been filed for the acquisition of the proposed Public Utility Easements.

In June 2014, Transportation staff identified a pull box and conduits outside the County ROW along the northern portion of Green Valley Road. Although adjacent parcels to the east and west include public utility easements, this section of the two subject parcels did not include the easements. Staff determined that it was necessary to acquire land rights sufficient to permit access, repair and maintenance of the County's facilities. The proposed easements would be contiguous and consistent with those on the adjacent parcels.

ALTERNATIVES:

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT:

N/A

CAO RECOMMENDATION:

CAO recommending the Board authorize Transportation to proceed with the referenced initiation of the acquisition process.

FINANCIAL IMPACT:

The estimated cost for ordering title reports is \$1,100 and is programmed within Transportation's current adopted budget. Obtaining title reports does not obligate the County to any further action; however, should the subject acquisitions later proceed to finalization at the Board's direction, the Road Fund budget would accommodate the associated expense. The proposed action has no Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT:

CONTACT

Andrew Gaber, Deputy Director
Development, ROW, and Environmental Unit
Transportation Division, Community Development Agency