



Legislation Details (With Text)

File #: 15-0889 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 7/13/2015 **In control:** Board of Supervisors

On agenda: 8/18/2015 **Final action:** 8/18/2015

Title: Community Development Agency, Transportation Division, recommending the Board consider the following pertaining to the Green Valley Road Utility Easement Acquisition:

- 1) Approve and authorize the Chair to sign the Easement Acquisition Agreement for Public Purposes in the amount of \$2,450 with title and escrow costs estimated at \$2,500, for a total estimated cost of \$4,950 and the Certificate of Acceptance for the related documents from Safeway, Inc., a Delaware Corporation for Assessor's Parcel Number 110-130-41;
- 2) Authorize the Community Development Agency Director, or designee, to execute the escrow instructions and any other related escrow documents pertaining to this transaction; and
- 3) Authorize the Community Development Agency Director, or designee, to extend the date of closure of escrow upon mutual agreement of both parties, if necessary.

FUNDING: Road Fund (100%). (No Federal Funds)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved CRS 8-18-15, 2. B - Easement Acquisition Agmt 8-18-15, 3. C - Vicinity Map 8-18-15, 4. Executed Easement Acquisition Agreement (8-18-15), 5. Executed Grant of PUE 8-18-15

Date	Ver.	Action By	Action	Result
8/18/2015	1	Board of Supervisors	Approved	Pass

Community Development Agency, Transportation Division, recommending the Board consider the following pertaining to the Green Valley Road Utility Easement Acquisition:

- 1) Approve and authorize the Chair to sign the Easement Acquisition Agreement for Public Purposes in the amount of \$2,450 with title and escrow costs estimated at \$2,500, for a total estimated cost of \$4,950 and the Certificate of Acceptance for the related documents from Safeway, Inc., a Delaware Corporation for Assessor's Parcel Number 110-130-41;
- 2) Authorize the Community Development Agency Director, or designee, to execute the escrow instructions and any other related escrow documents pertaining to this transaction; and
- 3) Authorize the Community Development Agency Director, or designee, to extend the date of closure of escrow upon mutual agreement of both parties, if necessary.

FUNDING: Road Fund (100%). (No Federal Funds)

DEPARTMENT RECOMMENDATION

Negotiations concluded with property owner, Safeway, Inc., a Delaware Corporation, securing the County's interest in the public utility easement portion of the subject parcel, and a settlement has been reached that is representative of the appraised value rounded to a compensatory value of the necessary land rights.

The Community Development Agency, Transportation Division (Transportation) recommends the Board Chair sign the Easement Acquisition Agreement for Public Purposes for the public utility

easement acquisition along Green Valley Road in El Dorado Hills. This easement is necessary to secure the access rights to maintain an existing County owned utility pull box.

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 complete by acceptance in December 2006.

In June 2014, Transportation staff identified the lack of public utility easements, as well as a County owned utility pull box outside of County right of way, and determined the necessity to acquire land rights sufficient to permit access, repair, and maintenance along the identified northern portions of Green Valley Road. Although adjacent parcels to the east and west include public utility easements, the widened roadway and completed commercial development did not provide for public utility easements along a portion the northern portion of two adjacent parcels bordering Green Valley Road at the Green Valley Marketplace (aka Safeway Shopping Center).

The acquisition of the proposed Public Utility Easement does not pose significant environmental impacts and therefore does not require the filing of an environmental document.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION

CAO recommending the Board move staff's recommendations.

FINANCIAL IMPACT

The acquisition cost is \$2,450.00 with title and escrow costs estimated at \$2,500.00, for a total estimated cost of \$4,950.00. Funding for the acquisition process is budgeted in the Road Fund. This project has no Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on two (2) copies of the Easement Acquisition Agreement for Public Purposes and the Certificate of Acceptance for the Grant of Public Utilities Easement.
- 2) The Clerk of the Board will return one (1) copy of the fully executed original Easement Acquisition Agreement to Transportation for final processing.
- 3) The Clerk of the Board will return the signed Certificate Acceptance and the executed Grant document to Transportation for final processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Andrew Gaber, Deputy Director - Development, ROW & Engineering
Community Development Agency, Transportation Division