



County of El Dorado

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Legislation Text

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Transportation Department recommending Chairman be authorized to sign Acquisition Agreement for Public Purposes and Certificate of Acceptance for the related deed from Frances E. Carver and Josephine L. Cohen, Trustees of The Rizoooly Trust for APN 325-230-18; and authorize the Director of said Department or designee to execute the escrow instructions and any other related escrow documents pertaining to the transaction, including the payment of title and escrow fees for the U.S. Hwy. 50/Missouri Flat Road Improvement Project Phase 1B.

RECOMMENDED ACTION: Approve.

FUNDING: 2004 General Plan Traffic Impact Mitigation Fee Program (TIM).

BUDGET SUMMARY:		
Total Estimated Cost		\$21,200.00
Funding		
Budgeted	\$21,200.00	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$21,200.00	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost:

Sufficient funds are appropriated to provide for the proposed acquisition, including compensation to the owner in the amount of \$19,300.00, an allowance of \$400.00 to resolve the "hiatus," and title and escrow fees of approximately \$1,500.00, for a total of \$21,200.00. The acquisition will be funded through the TIM. There is no net cost to the County General Fund associated with this agenda item.

Background:

The U.S. Hwy. 50/Missouri Flat Road Improvement Project #71336 (Phase 1B), requires a partial fee acquisition be acquired from the subject property owners in order to accommodate the widening of the Weber Creek Bridge (Veteran's Memorial Bridge) on U.S. Hwy. 50 and to construct the new westbound off-ramp from U.S. Hwy. 50 onto Missouri Flat Road. The subject property consists of a single family residence and is located at 2500 Headington Road, Placerville.

On December 12, 2006, your Board authorized DOT's Right of Way Unit to engage in negotiations to acquire portions of the subject property. Negotiations with Ms. Carver and Ms. Cohen have

concluded and a settlement reached that is representative of the appraised value offered to the property owners for these land rights. In addition, there is an area that totals approximately 408 square feet on a portion of the westerly property line that has been determined to be a "hiatus" which is defined as an area of land that has been left out of the property description for the entire parcel as it was previously conveyed and, therefore, the true ownership of that area is in question. The property owners have agreed to the same terms for the "hiatus" area as the terms set forth for the area the County is purchasing and therefore, the ownership of the "hiatus" area will be determined in escrow, or through the Court system depending on what is determined to be the appropriate course of action after a thorough search of the existing property records and title documents have been completed.

Once the ownership of the "hiatus" area has been determined, the R/W Unit will report back to the Board with its findings and if necessary, request additional funding for that portion of the acquisition.

Reason for Recommendation:

The land rights are necessary from the subject property owners in order to widen the Weber Creek Bridge (Veteran's Memorial Bridge) and construct the new westbound off-ramp from U.S. Hwy. 50 to Missouri Flat Road.

Action to be taken following Board approval:

1. Chairman of the Board to execute the Acquisition Agreement For Public Purposes and the Certificate of Acceptance for the partial fee acquisition.
2. Board Clerk to return all executed documents to DOT R/W Unit for final processing.
3. Director of Transportation or designee to sign the escrow instructions and any related escrow documents pertaining to the transaction, including authorization for and payment to the subject property owners and title company.

Contact:

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Concurrences: