



Legislation Details (With Text)

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File created: 12/2/2019 **In control:** Board of Supervisors

On agenda: 1/28/2020 **Final action:** 1/28/2020

Title: Department of Transportation recommending the Board consider the following for acquiring right of way for the Silver Springs Parkway Extension Project CIP 76108/36105039 (Project):

- 1) Approve and authorize the Chair to sign the Acquisition Agreement for Public Purposes and the Certificates of Acceptance accepting a Grant Deed, Temporary Construction Easement, and Slope and Drainage Easement from John Nojan Khoshcar, a married man as his sole and separate property, for Assessor's Parcel Number 115-030-04. The Fee and Easement acquisitions provide right-of-way necessary to construct the Project, at a cost of \$545,000;
- 2) Authorize the Director of Transportation, or designee, to execute the escrow instructions and any other related escrow documents pertaining to the transaction, including payment of title and escrow fees, which are estimated to be \$2,500; and
- 3) Authorize the Director of Transportation, or designee to extend the date of closure of escrow upon mutual agreement of both parties if necessary.

FUNDING: Developer Advanced TIM fees (52.6% - Local), Traffic Impact Mitigation Fees (14.9% - Local), Developer Funds (32.1% - Local), and Road Fund/Discretionary (.4% - Local).

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved CRS, 2. B - Acquisition Agreement, 3. C - Grant Deed & COA, 4. D - Slope and Drainage Easement & COA, 5. E - Temporary Construction Easement & COA, 6. F - Vicinity Map, 7. Executed Acquisition Agreement 115-030-04, 8. Recorded Grant Deed 115-030-04, 9. Recorded Grant of Temporary Construction Easement 115-030-04, 10. Recorded Grant of Slope and Drainage Easement 115-030-04

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

The Department of Transportation (Transportation) is currently in the Right of Way phase of the Silver Springs Parkway Extension Project (Project). The Project is located in the community of Rescue, approximately two miles north of US Highway 50 on Bass Lake Road. The proposed Project would construct a 0.25 mile divided two-lane roadway connecting the existing Silver Springs Parkway to Bass Lake Road. The Project would also realign and reconstruct Bass Lake Road approximately 800 feet south and 500 feet east of the proposed Silver Springs Parkway intersection and also includes: Class II bike lanes, concrete sidewalks on both sides, and a landscaped center median.

When complete, through traffic heading northbound along Bass Lake Road to Green Valley Road will continue onto Silver Springs Parkway which has wider lanes and fewer driveways and road intersections. The new Bass Lake Road/Silver Springs Parkway intersection will be all way stop controlled.

ALTERNATIVES

If the Acquisition Agreement is not approved, the County will not be able to acquire this necessary right of way for the proposed Project, and the Project will not proceed as planned.

PRIOR BOARD ACTION

- 1) On August 2, 2016 (Item 28), the Board adopted the Final Subsequent Environmental Impact Report;
- 2) On December 12, 2017 (Item 37), Closed Session Hearing held to discuss right-of-way negotiations with Seller;
- 3) On June 26, 2018 (Item 61), 2018 Capital Improvement Program Book adopted, includes Project;
- 4) On November 13, 2018 (Item 37), Closed Session Hearing held to discuss right-of-way negotiations with Seller.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Pending County Counsel review and approval of the Acquisition Agreement.

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The costs of the Fee and Easements is \$545,000. The costs for the title and escrow fees are estimated at \$2,500, for a total cost of \$547,500. Funding for the Right of Way acquisition process is budgeted in the Capital Improvement Program and will be provided by Developer Advanced TIM fees, Traffic Impact Mitigation Fees, Developer Funds, and Road Fund/Discretionary.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on the Acquisition Agreement for Public Purposes and the Certificates of Acceptance for the corresponding Deeds.
- 2) The Clerk of the Board will return one (1) copy of the fully executed Acquisition Agreement to Transportation, attention to Grayson Lee, for final processing.
- 3) The Clerk of the Board will return one (1) original of each signed Certificate of Acceptance to Transportation, attention to Grayson Lee, for final processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director
Department of Transportation