



County of El Dorado

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Legislation Text

File #: 12-1295, Version: 1

Department of Transportation recommending the Board consider the following:

- 1) Authorize the Chair to sign the Possession and Use Agreement with Douglas Grant Line Associates, Ltd., a Limited Partnership, Sacramento Realty Investors-El Dorado Ltd., a Limited Partnership, and Sacramento Realty Investors-Clarksville, Ltd., a Limited Partnership, for a portion of Assessor's Parcel Number 122-720-09; and
- 2) Authorize the Interim Director of Transportation 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. 50/Silva Valley Parkway Interchange - Phase 1 Project, CIP No. 71328.

FUNDING: El Dorado Hills Traffic Impact Mitigation Fees - Silva Valley Interchange Set Aside Fund.

BUDGET SUMMARY:	
Total Estimated Cost.....	\$300,000*
Budgeted.....	\$300,000
New Funding.....	
Savings.....	
Other.....	
Total Funding Available.....	\$300,000
Change To Net County Cost.....	\$0

Fiscal Impact/Change to Net County Cost

Appraised value is estimated to be \$300,000 (*subject to continuing negotiations). Funding for the acquisition process will be provided by El Dorado Hills Traffic Impact Mitigation Fees - Silva Valley Interchange Set Aside Fund.

Background

The Department of Transportation (Department) is working to advance the U.S. 50/Silva Valley Parkway Interchange - Phase 1 Project (Project), which will include a six-lane overcrossing (four through lanes and two deceleration lanes to the loop on-ramps), new signalized diagonal off-ramps, diagonal on-ramps, and loop on-ramps. The mainline will be improved to include east and west auxiliary lanes between El Dorado Hills Boulevard and the new interchange.

The Project is subject to the California Environmental Quality Act (CEQA). On June 28, 2011 the Board certified the CEQA Supplemental Environmental Impact Report and approved the Project and authorized the Department to proceed with the acquisition process for the land rights necessary for the construction and completion of the Project.

On September 17, 2012 the Board of Supervisors provided instructions to the County's negotiator regarding the real property described as APN 122-720-09 and owned by Douglas Grant Line Associates, Ltd., a Limited Partnership, Sacramento Realty Investors-El Dorado Ltd., a Limited Partnership, and Sacramento Realty Investors-Clarksville, Ltd., a Limited Partnership.

Reason for Recommendation

Negotiations with the property owners are ongoing; however, a settlement concerning just compensation for the necessary real property has not been reached. The Possession and Use Agreement provides that the County can proceed with construction of the Project, while negotiations continue. Project construction is scheduled to begin in spring 2013.

Action(s) to be taken following Board approval

1. The Clerk of the Board will obtain the Chair's signature on the Possession and Use Agreement.
2. The Clerk of the Board will return the executed documents to the Department for final processing.

Contact

Kim Kerr, Interim Director
Department of Transportation

Concurrences

County Counsel