



County of El Dorado

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Legislation Text

File #: 13-0682, Version: 1

Community Development Agency, Transportation Division, recommending the Board consider the following:

- 1) Authorize the Chair to sign the Acquisition Agreements for Public Purposes and the Certificates of Acceptance for the related documents from Huddinge Partners, a Nevada Limited Partnership, for Assessor's Parcel Numbers 118-170-04 and 121-280-12; and
- 2) Authorize the Transportation Division Director or designee to execute the escrow instructions and any other related escrow documents pertaining to the transaction, including payment of title and escrow fees, for the U.S. 50/Silva Valley Parkway Interchange - Phase 1 Project, CIP No. 71328, upon County Counsel review and approval.

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

BUDGET SUMMARY:	
Total Estimated Cost.....	\$590,138
Budgeted.....	\$590,138
New Funding.....	
Savings.....	
Other.....	
Total Funding Available.....	\$590,138
Change To Net County Cost.....	\$0

Fiscal Impact/Change to Net County Cost

Acquisition costs are \$885,536 for the land and easements on Assessor's Parcel Number 118-170-04, and \$28,502 for the land and easements on Assessor's Parcel Number 121-280-12, with title and escrow fees estimated at \$5,000 for a total estimated cost of \$919,038. Escrow deposits in the amount of \$318,000 and \$10,900 respectively have previously been processed therefore fiscal impact with this action is \$590,138. Funding for the acquisition process will be provided by El Dorado Hills Traffic Impact Mitigation Fees - Silva Valley Interchange Set Aside Fund.

Background

The Community Development Agency, Transportation Division (TD) 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 January 15, 2013 the Board approved Possession and Use Agreements for the affected parcels. The Possession and Use Agreements allowed for an escrow deposit payment to Huddinge Partners, in the amount of \$318,000 for APN 118-170-04 and \$10,900 for APN 121-280-12. Amounts deposited in the escrow are to be deducted from the ultimate amount received by Huddinge Partners as a result of a settlement.

Reason for Recommendation

Negotiations have concluded with the property owner, Huddinge Partners, and a settlement has been reached that is representative of the fair market value of the necessary land rights. Project construction is scheduled to begin in 2013.

Action(s) to be taken following Board approval

1. The Clerk of the Board will obtain the Chair's signature on the Acquisition Agreements for Public Purposes and the Certificates of Acceptance for the Grant Deed and Grants of Easement.
2. The Clerk of the Board will return all executed documents to the TD for final processing.

Contact

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Community Development Agency

Concurrences:

Pending