



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 with Arrowest Properties, Inc. in the total amount of \$25,196, and Certificates of Acceptance for the related deeds for a portion of APN 118-010-07 and quitclaim deed for same; and authorize the Director of said Department or designee to execute escrow instructions and other related escrow documents pertaining to same, including the payment of title and escrow fees.

RECOMMENDED ACTION: Approve.

FUNDING: Traffic Impact Mitigation Fees.

BUDGET SUMMARY:		
Total Estimated Cost		\$25,196.00
Funding		
Budgeted	\$25,196.00	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$25,196.00	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost:

The Latrobe Road Widening Project, Phase 2, including the subject property acquisition costs of \$17,244.00 for the fee title, \$11,682.00 for the Temporary Construction Easement, and \$2,000.00 for the title and escrow fees, less \$5,730.00 for the value of the reconveyance of the Slope Easement by the County to the Seller, for a total of \$25,196.00, will be funded from prepaid traffic impact mitigation fees paid by the developer of the Blackstone/Valley View development.

Background:

The El Dorado County Department of Transportation proposes to improve a portion of the Latrobe Road corridor in and near the community of El Dorado Hills. The project limits are on Latrobe Road between White Rock Road and U.S. Highway 50. The subject property is located on the east side of Latrobe Road.

On April 5, 2005, staff asked for and received authorization to proceed with acquisitions for this project and Seevers Jorgan Ziegenmeyer performed the appraisal to determine the value of the fee title area and Temporary Construction Easement.

Reason for Recommendation:

The acquisition of land rights affecting a portion of the subject parcel is necessary from the subject

property owner in order to enable the construction of the project. The acquisition involves fee title, a Temporary Construction Easement and the reconveyance of a Slope Easement by the County to the Seller for APN 118-010-07 (formerly APN 107-101-71), owned by Arrowest Properties Inc.

Action to be taken following Board approval:

1) Chairman of the Board to execute the Acquisition Agreement for Public Purposes, Certificates of Acceptance for the associated deeds, and the Quitclaim Deed.

2) Board Clerk to return all executed documents to the 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 owner and title company.

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