



County of El Dorado

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Legislation Text

File #: 07-1691, **Version:** 2

Transportation Department recommending Chairman be authorized to sign Certificate of Acceptance accepting the Quitclaim Deed from the State of California Department of General Services for a portion of APN 067-030-06; and authorize the Director of said Department, or his designee, to execute escrow instructions and any other related escrow documents pertaining to the transaction, including the payment of title and escrow fees, if necessary.

RECOMMENDED ACTION: Approve.

FUNDING: 2004 General Plan Traffic Impact Mitigation Fee Program.

BUDGET SUMMARY:		
Total Estimated Cost		\$71,500
Funding		
Budgeted	\$71,500	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$71,500	
Change To Net County Cost		\$ 0

Fiscal Impact/Change to Net County Cost: There is no cost to the County General Fund. Funding for this item has been included in the approved work program budget, identified as project number 72355 (Green Valley Road Widening).

Background:

On November 15, 2005, your Board approved and executed the Agreement and Grant of Easement between the County and State of California, Department of Parks and Recreation (DPR), which secured interim land rights for the construction of the Green Valley widening project. Pursuant to the terms of the Agreement, the County and the State agreed upon a Fair Market Value of \$140,000 for the eventual sale of the property. An initial payment of \$70,000 was made to secure an easement to the property to allow construction. The final payment of \$70,000 is to be paid upon the completion of the State's processing to declare the subject property as "surplus." The Department of General Services (DGS) for the State has now completed their processing and approvals for the subject property as surplus, and finalization of the transaction between the County and the State may now be completed.

With the approval by your Board of the Quitclaim Deed from the State and the Certificate of Acceptance by the County, the final escrow transaction can be completed, which will include a final

payment to the State of \$70,000, plus title and escrow fees in the approximate amount of \$1,500, for a total of \$71,500.

Reason for Recommendation:

Acceptance by the County of the Quitclaim Deed from the State DGS and approval of the Certificate of Acceptance is necessary in order to finalize the purchase of the subject property by the County from the State, which permanently secures the land rights necessary for the project.

Action to be taken following Board approval:

1. Chairman of the Board to execute the Certificate of Acceptance associated with the Quitclaim Deed for the fee land rights affecting a portion of the subject property.
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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