



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Text

File #: 08-1590, Version: 2

..Title

Transportation Department requesting authorization to proceed with ordering and payment of title reports and certified appraisals to commence the acquisition process for the Bass Lake Road Project 66109 affecting portions of the following parcels: APN 119-100-57, Carolyn M. Uchikura; APN 119-100-53, Russell Kwok and Linda Ling-Hui, as Trustees of the Kwok Trust of May 28, 1996; APN 119-100-37, Pedro C. Cardona, as Trustee, U/D/T 4/5/2006; APN 119-100-55, Harold R. Shores; APN 115-040-16, BL Road, LLC, a California limited liability company (formerly Western Pacific Housing); APN 115-040-10, James B. Greenwalt and Susan M. Greenwalt, as Trustees of the Greenwalt Family Trust of June 21, 2001; APN 119-090-67, Martha Delle Roy, as Surviving Trustee of the Roy Family Trust of 2/25/91; APN 119-090-43, Alireza Ghabi, Farahnaz Kafil-Ghabi and Asghar Agheli; APN 119-080-19, Alireza and Farah Ghabi; APN 119-080-15, M. H. Mohanna; and APN 119-080-16, M. H. Mohanna.

RECOMMENDED ACTION: Approve.

FUNDING: 2004 General Plan Traffic Impact Mitigation Fee Program.

BUDGET SUMMARY:		
Total Estimated Cost		\$ 8,900
Funding		
Budgeted	\$ 8,900	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$ 8,900	
Change To Net County Cost		\$ 0

Fiscal Impact/Change to Net County Cost: None.

Funding for this acquisition will be provided by 2004 General Plan Traffic Impact Mitigation Fee Program (El Dorado Hills TIM). There is no net cost to the County General Fund associated with this agenda item.

Reason for Recommendation:

The widening and realignment of the segment of Bass Lake Road, from Hollow Oak Road to U. S. Highway 50, was a requirement and condition of approval for the Hawkview Subdivision, previously owned by D R Horton. The proposed roadway improvements affect property owners who are bound by the terms of a Development Agreement (DA Holders) and also affect property owners who are not subject to the Development Agreement (non-DA Holders). DA Holders are required to dedicate any necessary land rights through an Irrevocable Offer of Dedication (IOD), when requested to do so by

the County. For those owners who are not subject to the DA, the necessary land rights must be appraised prior to acquisition, regardless of whether those acquisitions are made by the Developer or by the County.

The dedication of portions of the subject parcels are necessary from the subject property owners in order to accommodate construction of the project. Several IODs have already been executed; however, some of those IODs require lender consent prior to being recorded. Various lenders require application fees ranging from \$300.00 to \$500.00 in order to process a request for lender consent and/or partial reconveyance of the portion of property being dedicated.

In order to continue processing those IODs already received by the County, as well as initiate the acquisition of land rights from non-DA Holder property owners, DOT staff is requesting authorization from your Board to proceed with the acquisition process, including the ordering and payment of title reports, payment of related escrow fees, and obtaining certified appraisals of the land rights to be acquired.

This project is subject to the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration for the Bass Lake Road Reconstruction and Surface Improvements Project was approved by the Board of Supervisors on July 18, 2006.

Action to be taken following Board approval:

Right of Way Unit staff to proceed with the acquisition process for the subject parcels referenced herein, including ordering of and payment for title reports, payment of related escrow fees, and obtaining certified appraisals for portions of the subject parcels necessary to construct the project.

Contact: Dori Floyd ext. 3559; Pete Feild ext. 7666