



# County of El Dorado

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## Legislation Text

File #: 09-0437, Version: 1

Transportation Department recommending the Board authorize the Chairman to sign the Quitclaim Deeds and Certificates of Acceptance with Elmer D. Stapp and Donnette D. Stapp (APN 101-220-17) and Mark D. Milligan and Maki Ganno (APN 101-220-18) for Right of Way and Public Utilities Easements; and authorize the Director of said Department or designee to execute the escrow instructions and any other related escrow documents for this transaction, including payment of title and escrow fees for the access realignment to the Pollock Pines Park, Project 99564.

**FUNDING:** Accumulated Capital Outlay (ACO) Fund.

BUDGET SUMMARY:		
Total Estimated Cost		\$2,975.00
Funding		
Budgeted	\$2,975.00	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$2,975.00	
Change To Net County Cost		\$0

**Fiscal Impact/Change to Net County Cost:**

There is no change to the Net County Cost. Title and escrow costs are estimated to be \$1,275.00 for Stapp (APN 101-220-17), \$1,275.00 for Milligan/Ganno (APN 101-220-18) and \$425.00 for El Dorado County (APN 101-220-19), for a total estimated cost of \$2,975.00. Funding is available from the ACO fund and is included in the 08/09 fiscal year budget.

**Background:**

The Pollock Pines Park parcel (APN 101-220-19) owned by the County currently has access dedicated by Grant Deed 1678 OR 490 and is shown on Parcel Map 45-31 (see attachments). The deed does not call out a specific location and only gives a general description of a 50' Non-Exclusive Road and Public Utilities Easement. The deed has a note that states the exact locations of the access easements are to be determined at a later date. The current easement location as shown on PM 45-31 is not in a desirable location for the affected property owners, or for use as public access to Pollock Pines Park. Both affected property owners have agreed that if the County would Quitclaim the existing easements, the owners would agree to a Parcel Map Correction and grant a new Right of Way and Public Utility Easement to create a more desirable location for the public to access the Pollock Pines Park.

**Reason for Recommendation:**

A Certificate of Correction to Parcel Map 45-31 was approved by the Zoning Administrator on April 15, 2009. All Utility companies that may be affected by the easement relocations have been contacted and have no objections to the change. The property owners have provided the easement deeds granting the new Right of Way and Public Utility Easements to the County. Recording of all documents by the title company will be completed upon and is subject to receiving lender Beneficiary Consent for each subject parcel.

**Action to be taken following Board approval:**

1. Chairman of the Board to sign the Quitclaim Deeds and Certificates of Acceptance.
2. Board Clerk to return all original executed documents to the Transportation Department for final processing.
3. Director of Transportation or designee to sign any escrow instructions and any related escrow documents pertaining to the transaction, including authorization for and payment to the title company for their services.

District/Supervisor: II / Ray Nutting

Contact: James W. Ware, P.E., Director of Transportation

Concurrences: County Counsel