

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: November 20, 2012  
FROM: KEN GREHM / <sup>JK</sup>PETER KRAATZ  
SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT,  
EASEMENT ACQUISITION FROM KING BUILDING, LLC PROPERTY**

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## ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution approving a Purchase Agreement for the acquisition of a Highway Easement and a Temporary Construction Easement on property owned by King Building, LLC, APN 090-123-001, for the Kings Beach Commercial Core Project in the amount of \$38,600 utilizing FHWA/Caltrans Southern Nevada Public Land Management Act funds.
2. Authorize the Chairwoman to execute the Agreement and accept the Easement deeds. There is no net County cost.

## BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project is proposing to construct curb, gutter, sidewalk, water quality improvements and other pedestrian enhancements to revitalize the commercial corridor on Highway 28 from Highway 267 to Chipmunk Street. Off-street parking lots will be constructed to mitigate for the loss of parking associated with the other proposed improvements. King Building, LLC is the owner of a corner parcel at the proposed Bear Street roundabout, and the improvements require the acquisition of a Highway Easement and a Temporary Construction Easement, which will be acquired for a negotiated settlement amount of \$38,600.

## ENVIRONMENTAL CLEARANCE

The County has prepared an Environmental Impact Report (EIR) pursuant to the requirements for CEQA and the Placer County Environmental Review Ordinance; and Environmental Impact Statement (EIS) to meet the requirements of the Tahoe Regional Planning Agency; and an Environmental Assessment (EA) to meet the requirements of the Federal Highway Administration. The EIR was adopted by the Board of Supervisors on September 23, 2008, and included review of the parcels being purchased.

## FISCAL IMPACT

The acquisition costs are funded through a FHWA/Caltrans Southern Nevada Public Land Management Act grant. The project is estimated to cost in excess of \$48 million. A wide range of partners has been assembled to deliver and fund the project, including federal, state and local funding.

Attachments:    Resolution  
                      Location Map  
                      Acquisition Maps

Copies of the Agreement and deeds are on file  
with the Clerk of the Board

**Before the Board of Supervisors  
County of Placer, State of California**

In the matter of: Adopt a Resolution approving the Purchase Agreement for the acquisition of a Highway Easement and Temporary Construction Easement on property owned by King Building, LLC, and authorize the Chairwoman to execute the Agreement and accept the Easement Deeds - KBCCIP.

Resol. No:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

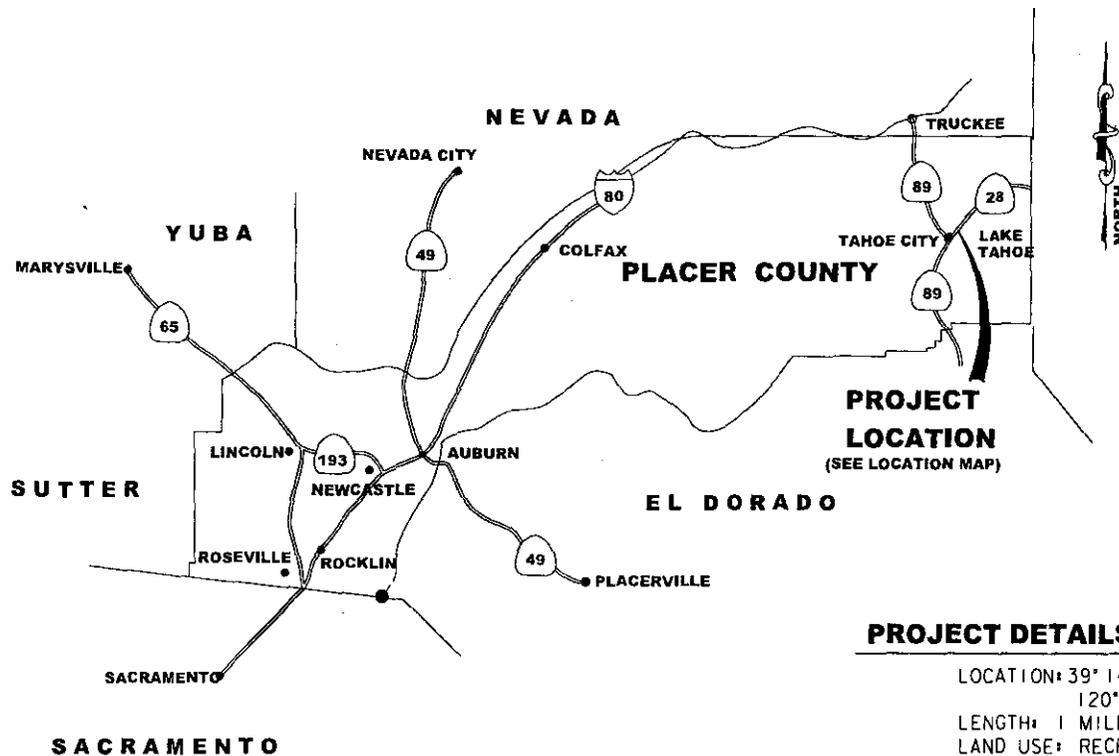
Attest:  
Clerk of said Board

\_\_\_\_\_  
Chairwoman, Board of Supervisors

**BE IT RESOLVED** by the Board of Supervisors of the County of Placer, State of California, that the attached Purchase Agreement between King Building, LLC and the County of Placer in the amount of \$38,600 for APN 090-123-001 is hereby approved and the Chairwoman is authorized to execute the agreement on behalf of Placer County and accept the Highway Easement and Temporary Construction Easement.

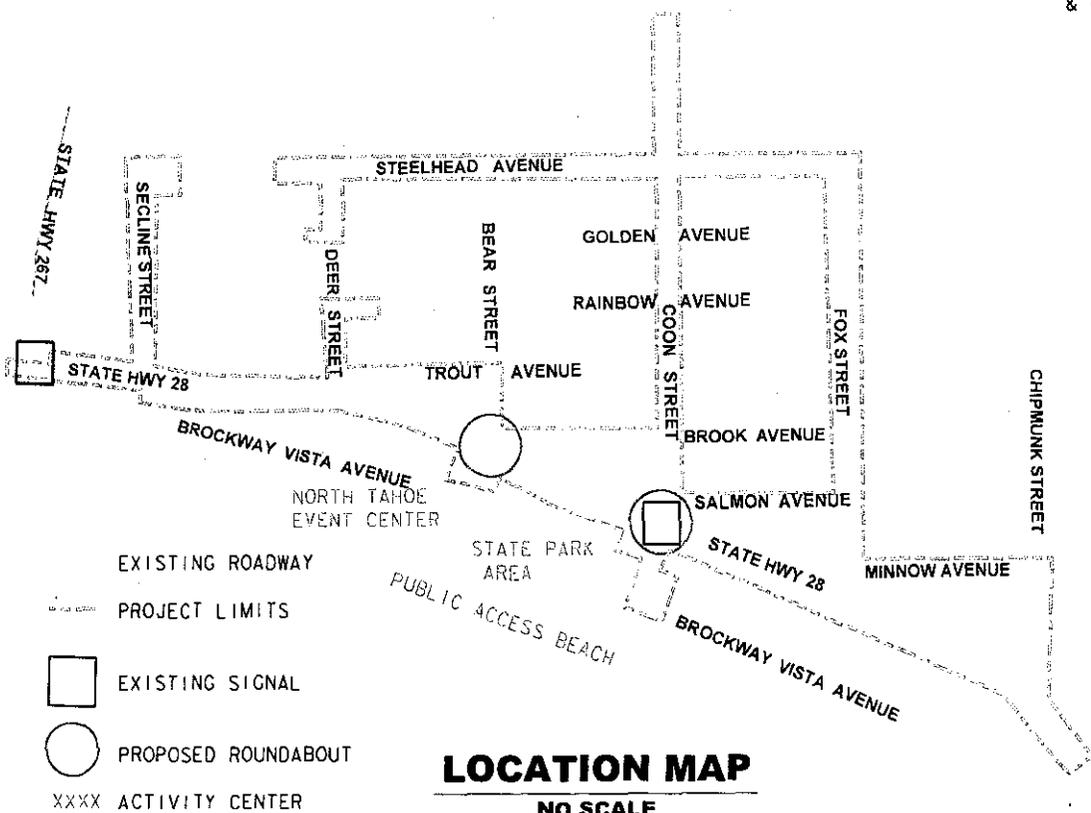
# VICINITY MAP

## KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT



### PROJECT DETAILS:

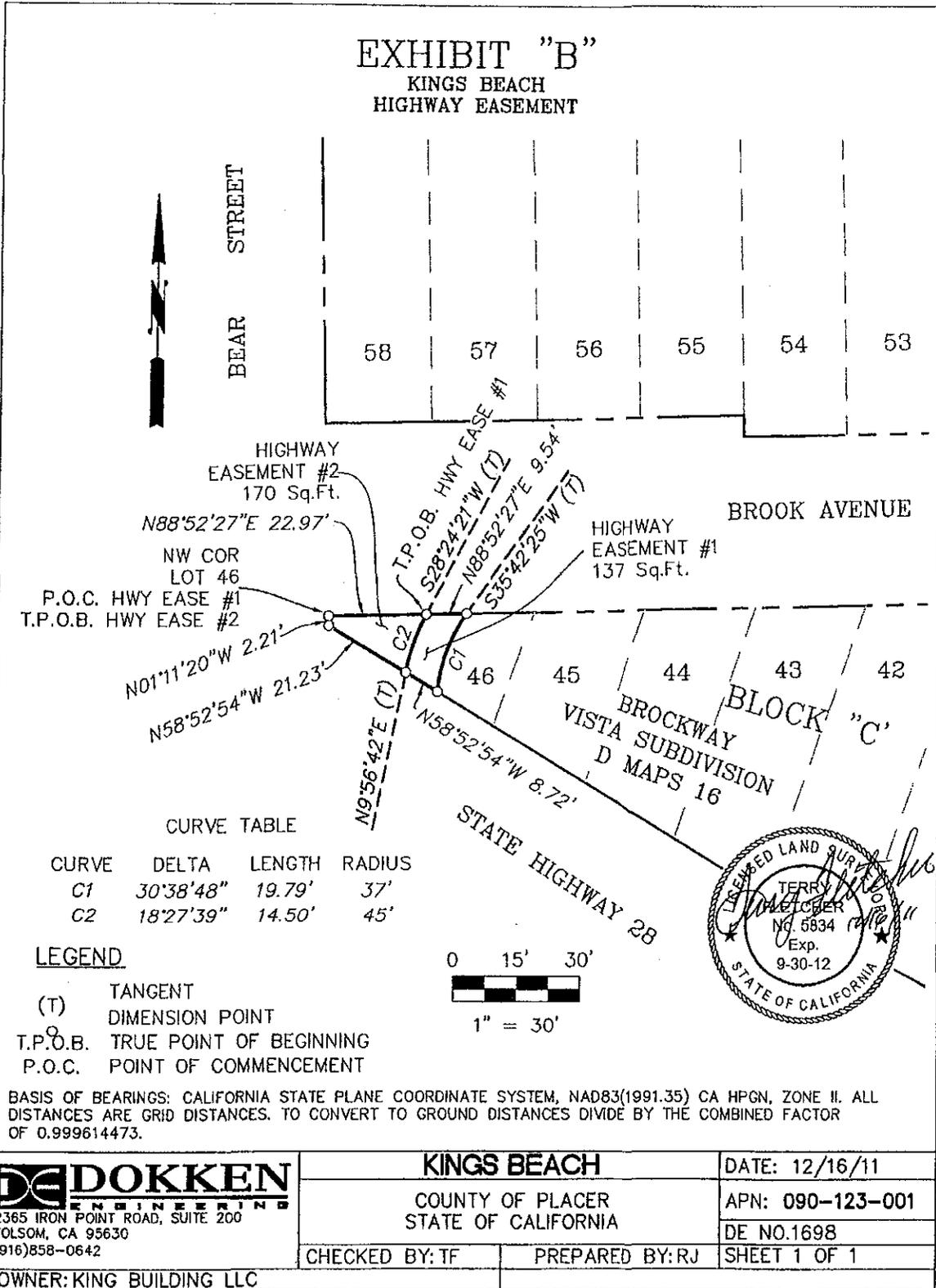
LOCATION: 39° 14' 15.67" N  
 120° 01' 25.69" W  
 LENGTH: 1 MILE  
 LAND USE: RECREATIONAL,  
 RESIDENTIAL  
 & COMMERCIAL



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# ACQUISITION MAP

## Exhibit "B" APN Map

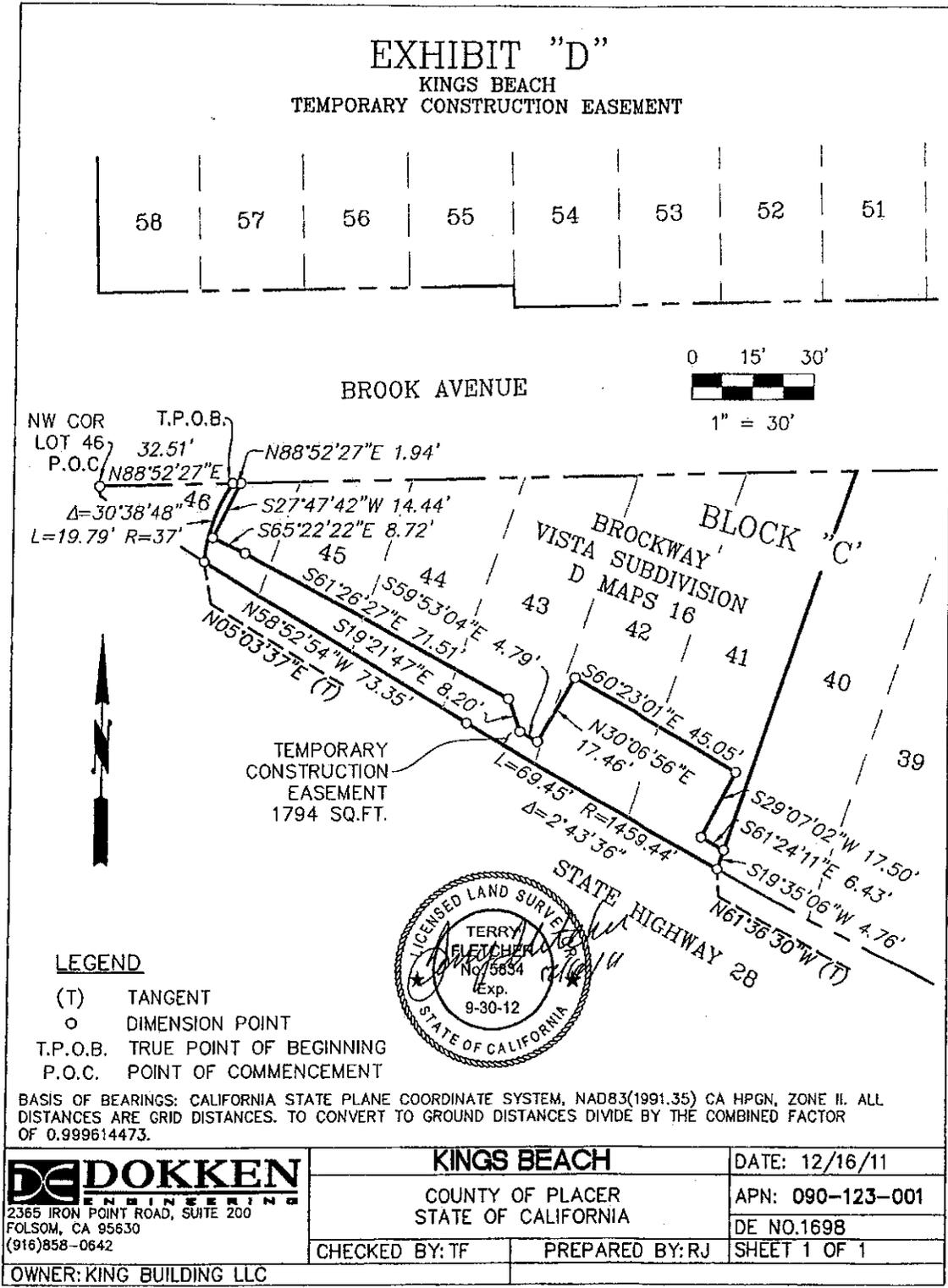


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# ACQUISITION MAP

## Exhibit B Plat Map



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