

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS

DATE: June 3, 2014

FROM: <sup>JD</sup> KEN GREHM / PETER KRAATZ

SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT  
EASEMENT ACQUISITION**

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## ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution approving a Right-of-Way Contract for the acquisition of a Highway Easement and a Temporary Construction Easement on property owned by Zydner and Graham for the Kings Beach Commercial Core Project (Gateway to the Core) in the amount of \$75,000 utilizing DPW's Trust Fund for Right-of-Way Acquisition.
2. Authorize the Chairman to execute the Contract and accept the Easement deeds.
3. Approve a Budget Revision to increase the FY 2013-2014 expense appropriation Object Level #3 (4171), by Eighty Thousand (\$80,000) (to include escrow fees). There is no net County cost.

## BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project (KBCCIP) 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. Nick and Antoinette Farella and Thomas and Roberta Minichiello own one of two parcels on the corner of Highways 28 and 267 where a turn pocket is to be constructed for the Core of the Core project. A Highway Easement and Temporary Construction Easement are being acquired from these property owners for the appraised value of \$75,000. The owners signed the acquisition documents in counterpart.

## 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 easements are being purchased for the appraised value of \$75,000 and are being funded from DPW's Trust Fund for Right-of-Way Acquisition. The Right-of-Way Trust Fund has a current balance of approximately \$460,000. If federal funds become available they will be utilized for this purchase.

Attachments: Resolution  
Vicinity Map  
Easement Exhibit  
Budget Revision

Copies of the Agreements 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: A RESOLUTION APPROVING THE RIGHT-OF-WAY CONTRACT FOR THE ACQUISITION OF A HIGHWAY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FROM PROPERTY OWNED BY KAREN ZYDNER AND MEREDITH GRAHAM FOR THE CORE OF THE CORE, KBCCIP, AND AUTHORIZE THE CHAIR TO EXECUTE THE CONTRACT AND ACCEPT THE HIGHWAY EASEMENT.

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.

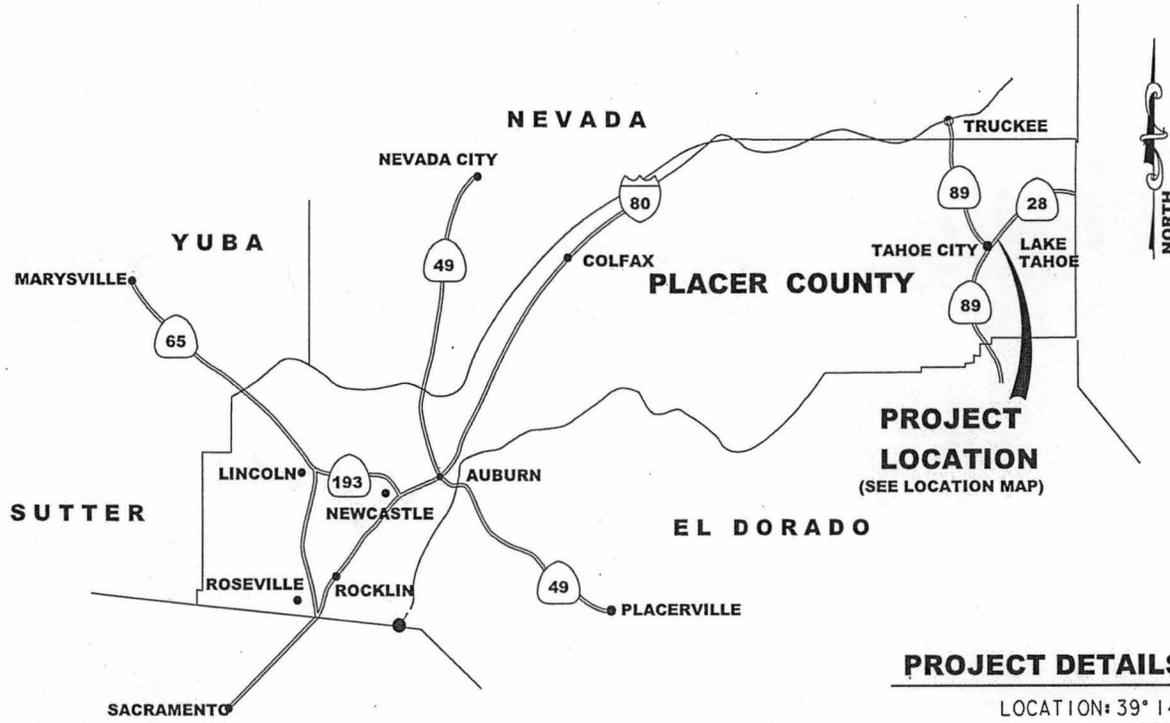
Attest:  
Clerk of said Board

\_\_\_\_\_  
Chair, Board of Supervisors

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, that the Right-of-Way Contract between Karen Zydner and Meredith Graham and the County of Placer in the amount of \$75,000 is hereby approved and the Chair is authorized to execute the Contract on behalf of Placer County and accept the Highway Easement Deed and Temporary Construction Easement, signed in counterpart by the property owners.

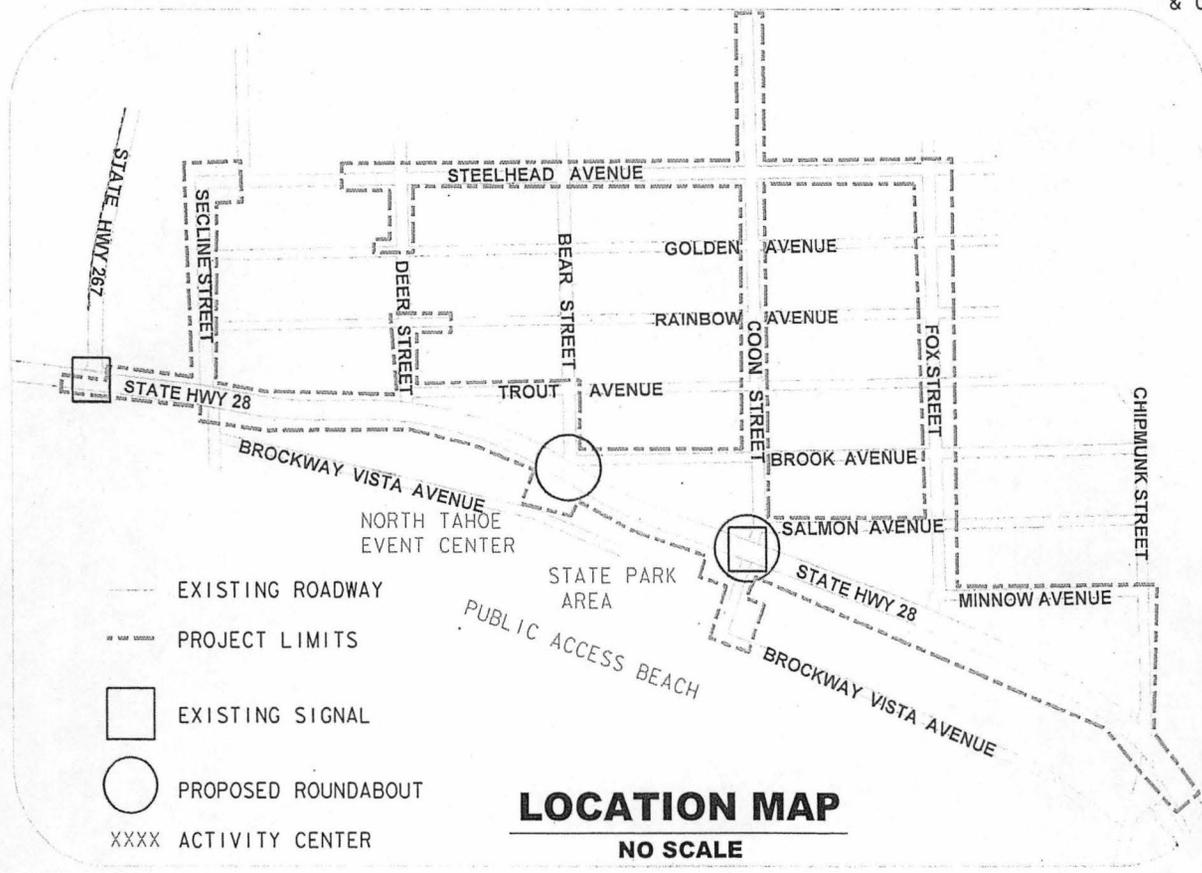
# VICINITY MAP

## 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



### LOCATION MAP

NO SCALE

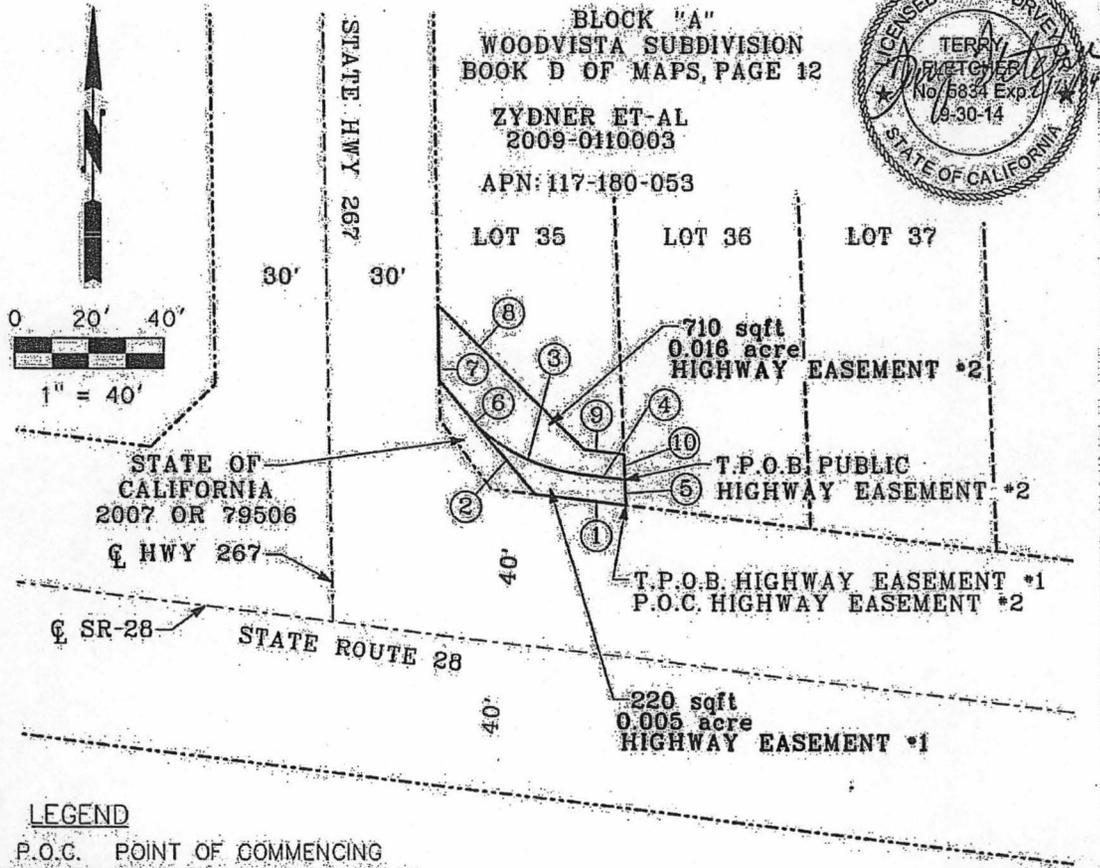
# EASEMENT EXHIBIT

DATA TABLE

No.	BEARING/DELTA	LENGTH	RADIUS
①	N81°56'57"W	24.29'	N/A
②	N38°54'42"W	22.57'	N/A
③	34°42'32"	29.73'	49.08'
④	S81°58'24"E	11.78'	N/A
⑤	S00°56'00"E	6.77'	N/A
⑥	N38°54'42"W	15.48'	N/A

DATA TABLE

No.	BEARING/DELTA	LENGTH	RADIUS
⑦	N02°22'12"E	19.27'	N/A
⑧	S44°12'02"E	52.07'	N/A
⑨	S81°58'24"E	10.74'	N/A
⑩	S00°56'00"E	6.66'	N/A



**LEGEND**

P.O.C. POINT OF COMMENCING  
 T.P.O.B. TRUE POINT OF BEGINNING

BASIS OF BEARINGS: NORTHERLY LINE OF STATE HIGHWAY 28 AS SHOWN ON RECORD OF SURVEY #1319 FILED FOR RECORD IN BOOK 11 OF SURVEY AT PAGE 58, O.R.

<b>DOKKEN</b> ENGINEERING 110 BLUE RAVINE ROAD, SUITE 200 FOLSOM, CA 95630 (916) 858-0642	<b>KINGS BEACH COMMERCIAL                  CORE IMPROVEMENT PROJECT</b>		DATE: 02/24/14
	COUNTY OF PLACER STATE OF CALIFORNIA		APN: 117-180-053
OWNER: ZYDNER/GRAHAM	CHECKED BY: TF	PREPARED BY: DS	DE NO. 1698
			SHEET 1 OF 1

J:\1698\PLATS\Dokken.dgn

**PLACER COUNTY  
BUDGET REVISION**

PAS DOCUMENT NO.

Dept No.	Doc Type	Total \$ Amount	Total Lines
19	BR	\$80,000.00	1

Cash Transfer Required

Reserve Cancellation Request  
GL2420 728000 Assigned Right of Way

Establish Reserve Required

5/13

Auditor-Controller *ms*

County Executive

Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT											APPROPRIATION ADJUSTMENT											
Dept No.	T Code	Rev	FUND	SUBFUND	OCA	PCA	OBJ L-3	Proj. No.	G/L Sub GL	AMOUNT	Dept No.	T Code	Rev	OCA	PCA	FUND	SUBF	Obj L-3	Proj. No.	Proj Detail	AMOUNT	
											19	014		006102		120		4171				80,000.00
<b>TOTAL</b>										0.00	<b>TOTAL</b>										80,000.00	

REASON FOR REVISION: Budget Revision to increase object level #4171 Intangible Assets by \$80,000 to purchase highway easement in Kings Beach with revenue coming from decreasing Assigned Right of Way reserves in the amount of \$80,000

Distribution:  
All copies to  
Auditor

Department Head Ken Grehm



Date: 5/12/2014

Board of Supervisors \_\_\_\_\_

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