

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: November 6, 2012
FROM: KEN GREHM / PETER KRAATZ
SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT,
EASEMENT ACQUISITION FROM B.B., LLC PROPERTY**

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 B.B., LLC for the Kings Beach Commercial Core Project in the amount of \$31,000 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. B.B., LLC is the owner of a corner parcel at the proposed Coon Street round about, 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 \$31,000.

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 Map

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 B.B., 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.

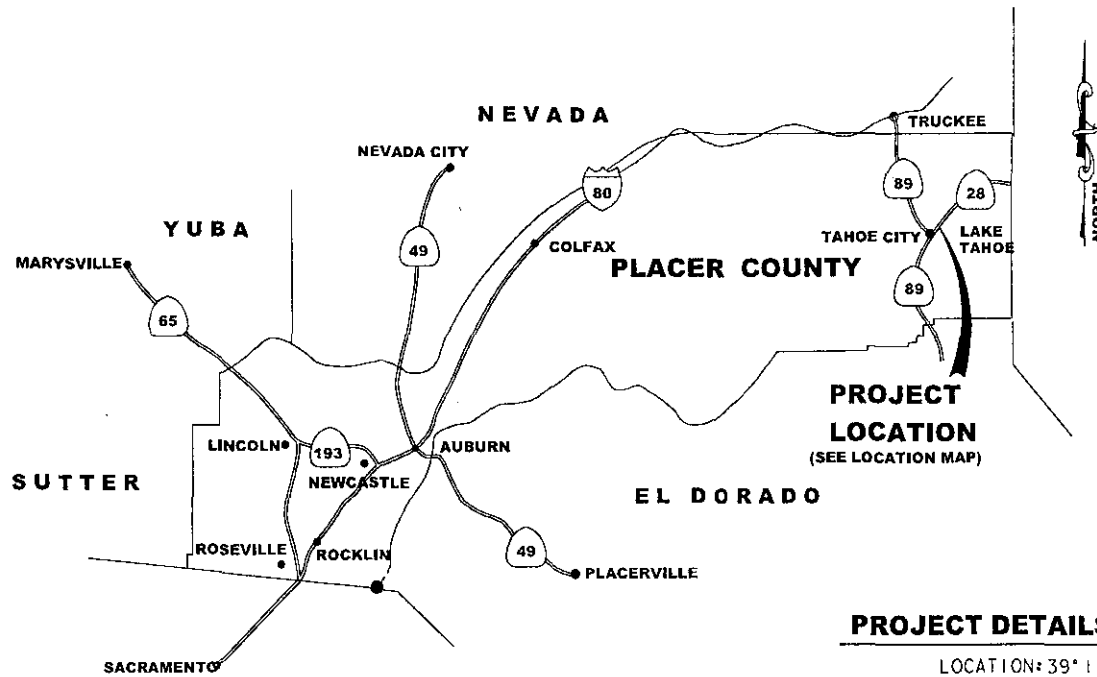
Attest:
Clerk of said Board

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 B.B., LLC and the County of Placer in the amount of \$31,000 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.

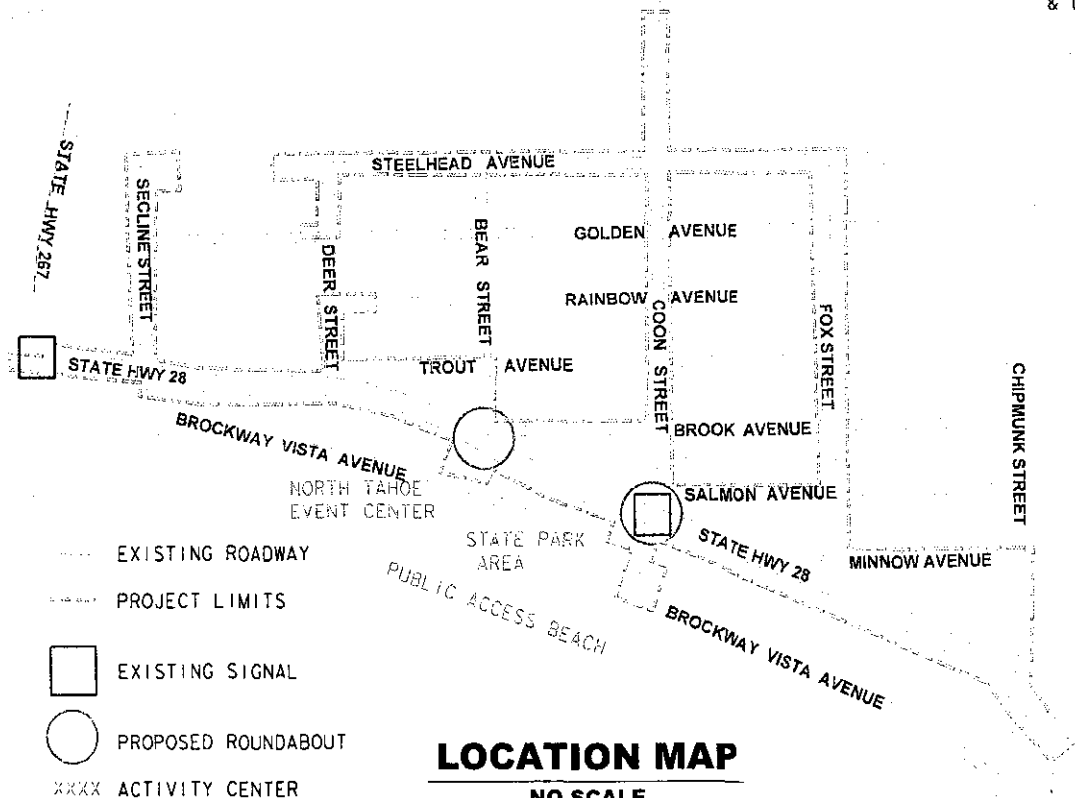
VICINITY MAP

KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT



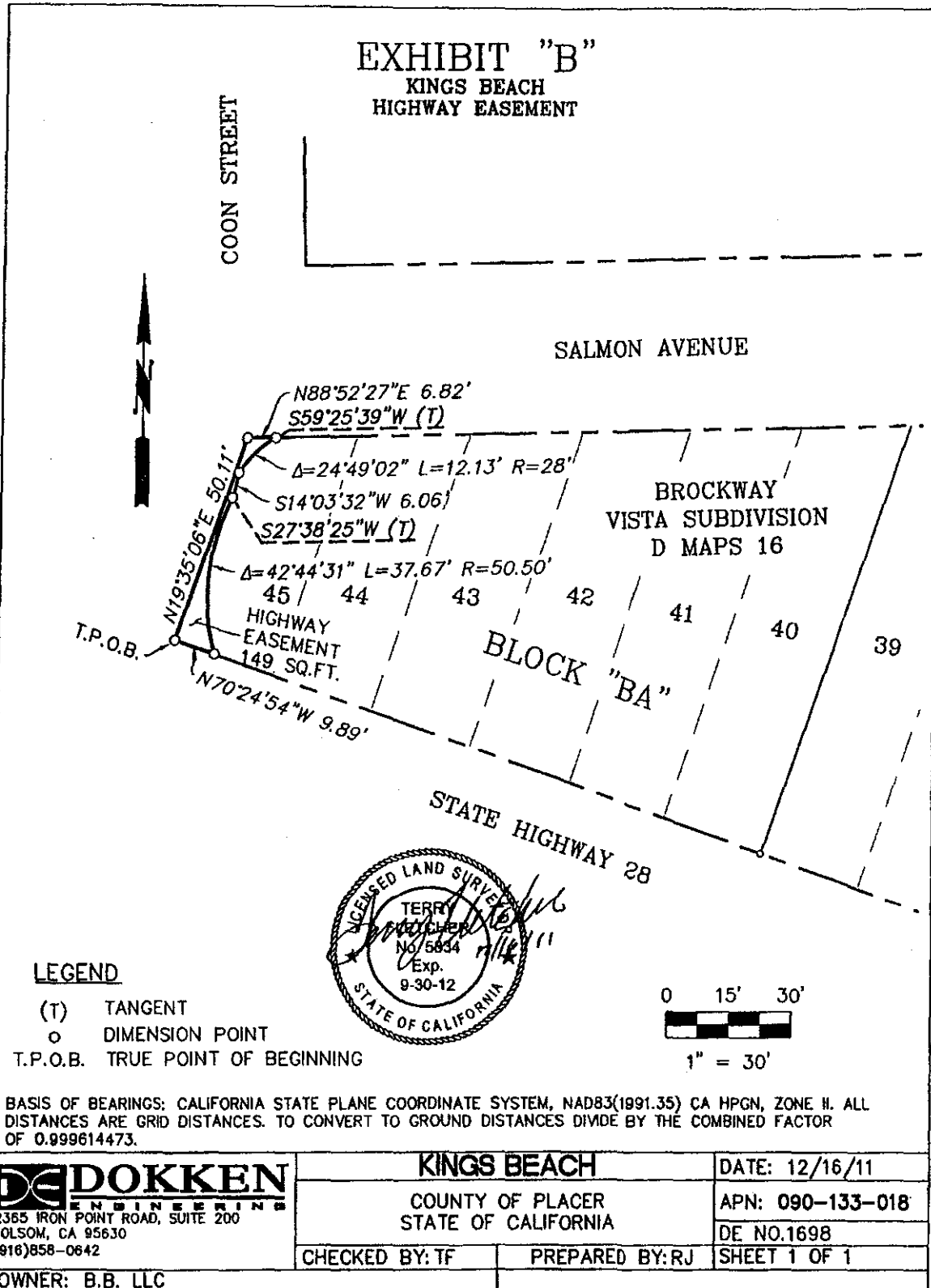
PROJECT DETAILS:

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



ACQUISITION MAP

Exhibit "B" APN Map



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