

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: February 5, 2013  
FROM:  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 8595 North Lake Blvd LLC for the Kings Beach Commercial Core Project in the amount of \$215,000 utilizing FHWA/Caltrans Southern Nevada Public Land Management Act funds.
2. Authorize the Chairman to execute the Contract and accept the Easement deeds.
3. Adopt a Budget Revision to increase the FY2012-2013 expense appropriation Object Level #3 (4171), by \$215,000 and increase the fiscal year revenue budget Object Level #3, (7249), Federal Aid Construction by \$215,000. 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. 8595 North Lake Blvd LLC is the owner of a corner parcel at the proposed Coon 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 \$215,000.

## 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  
                      Budget Revision  
                      2 Easement Exhibits    2 Temporary Construction Easement Exhibits

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

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

In the matter of: Approving the Right-of-Way Contract for the acquisition of a Highway Easement and Temporary Construction Easement on property owned by 8595 North Lake Blvd LLC, and authorize the Chairman to execute the Contract 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.

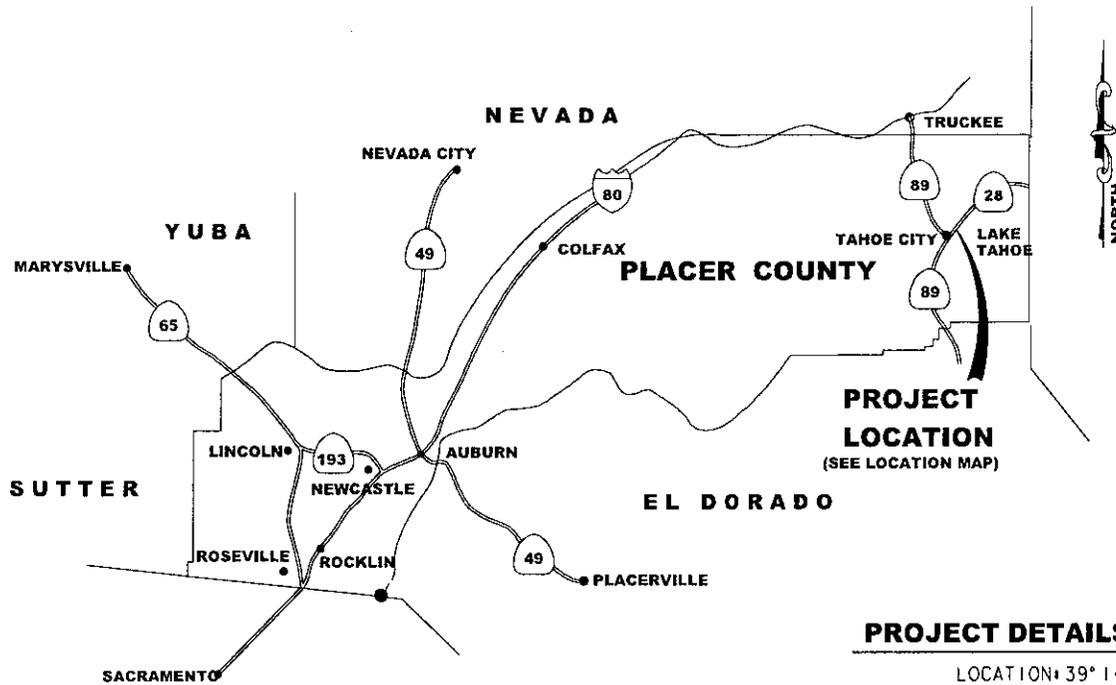
Attest:  
Clerk of said Board

\_\_\_\_\_  
Chairman, 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 8595 North Lake Blvd LLC and the County of Placer in the amount of \$215,000 is hereby approved and the Chairman is authorized to execute the Contract on behalf of Placer County and accept the Highway Easement and Temporary Construction Easement.

# VICINITY MAP

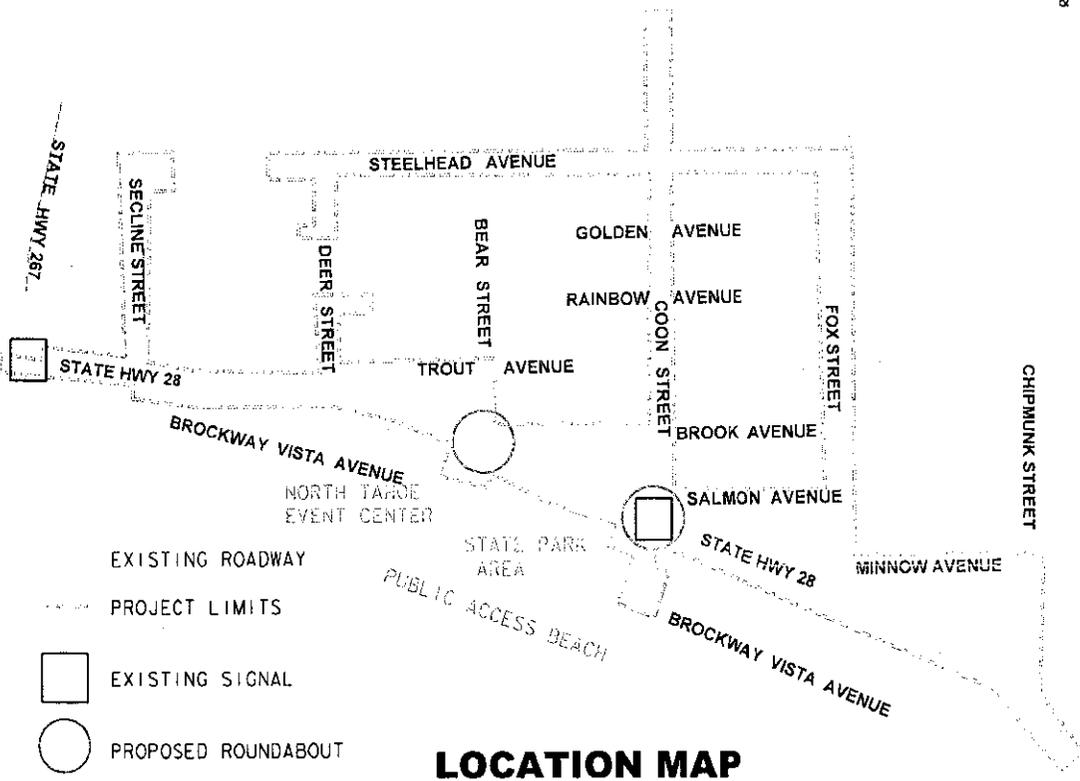
## KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT



### PROJECT DETAILS:

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

SACRAMENTO



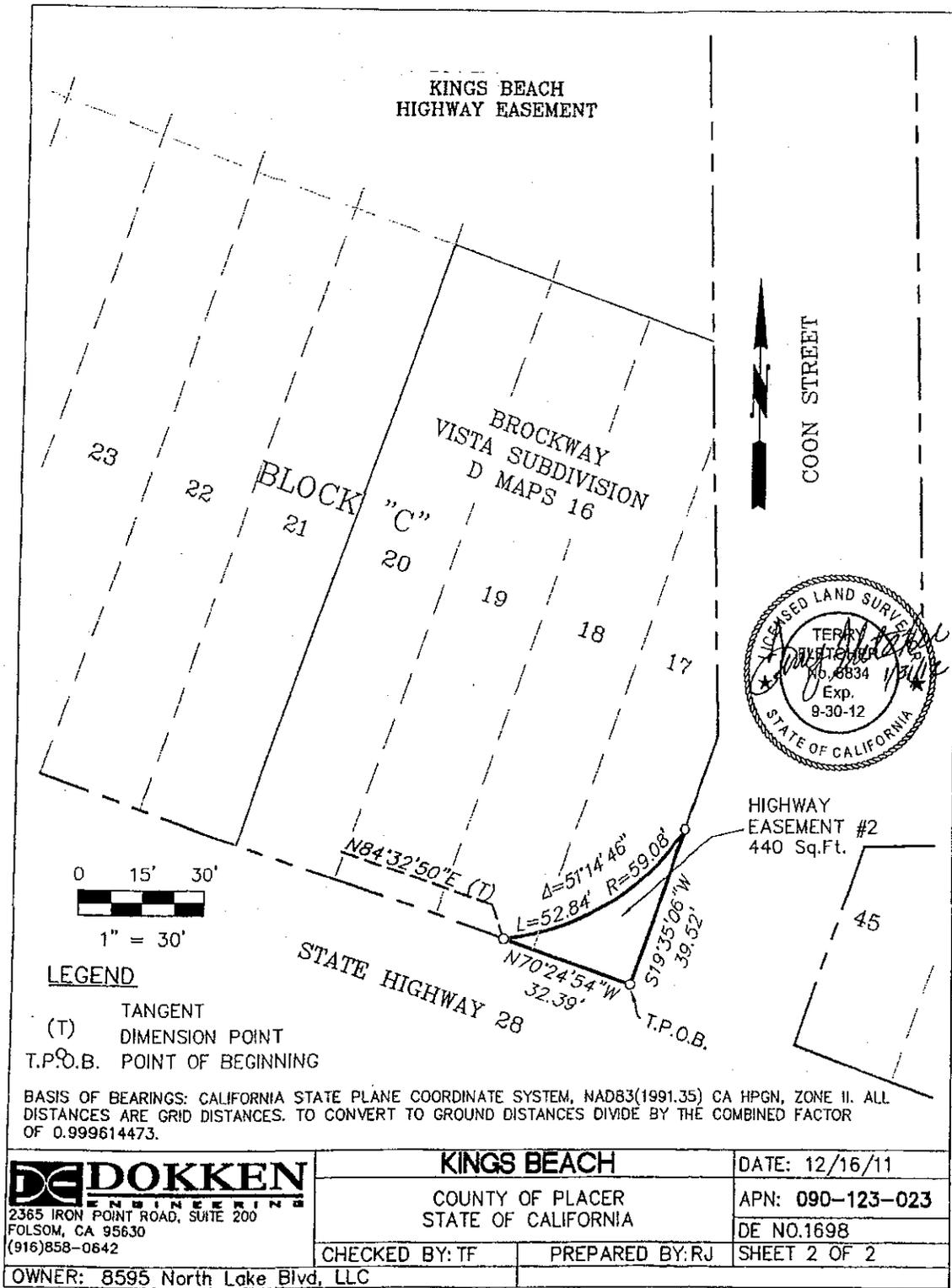
- EXISTING ROADWAY
- PROJECT LIMITS
- EXISTING SIGNAL
- PROPOSED ROUNDABOUT
- XXXX ACTIVITY CENTER

### LOCATION MAP

NO SCALE



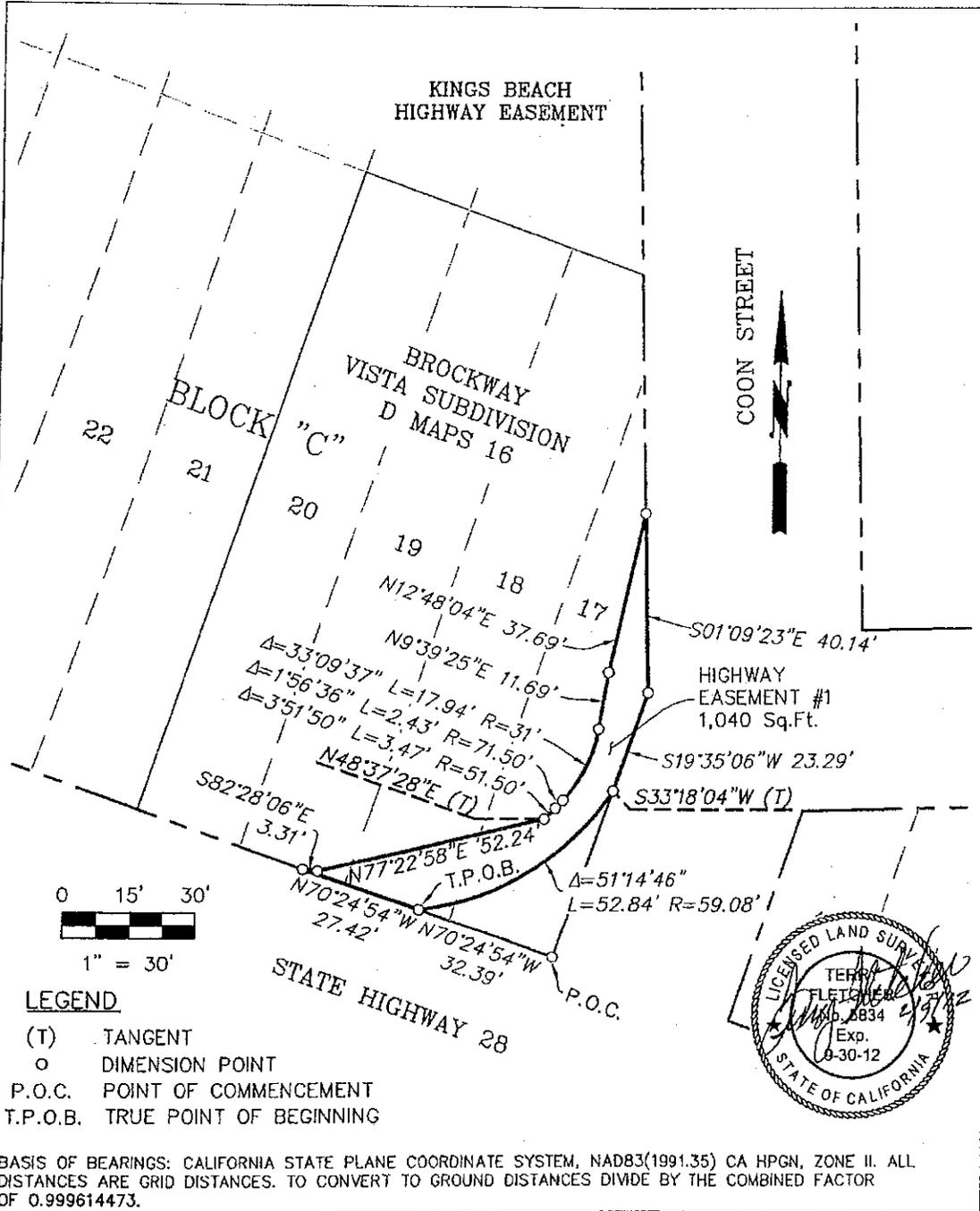
# EASEMENT EXHIBIT



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# EASEMENT EXHIBIT



|   |   |  |                  |              |
|---|---|--|------------------|--------------|
| <p><b>DOKKEN ENGINEERING</b><br/>2385 IRON POINT ROAD, SUITE 200<br/>FOLSOM, CA 95630<br/>(916)858-0642</p> | <b>KINGS BEACH</b>                      |  | DATE: 2/9/12     |              |
|   | COUNTY OF PLACER<br>STATE OF CALIFORNIA |  | APN: 090-123-023 |              |
|   | CHECKED BY: TF                          |  | PREPARED BY: TF  | DE NO.1698   |
|   | OWNER: 8595 North Lake Blvd, LLC        |  |                  | SHEET 1 OF 2 |

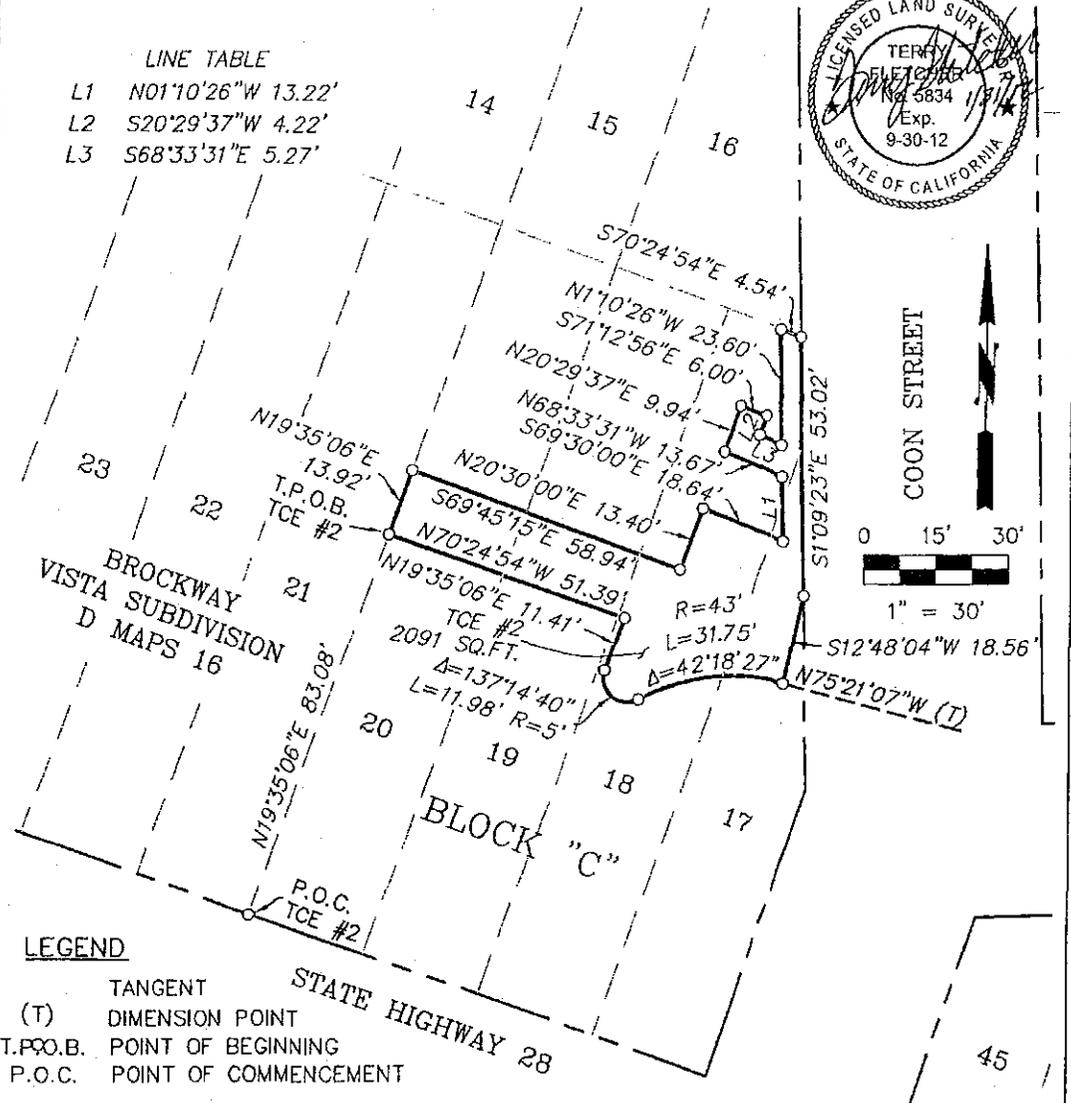
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# TCE EXHIBIT

## KINGS BEACH TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE

|    |                    |
|----|--------------------|
| L1 | N01°10'26"W 13.22' |
| L2 | S20°29'37"W 4.22'  |
| L3 | S68°33'31"E 5.27'  |



### LEGEND

- TANGENT
- (T) DIMENSION POINT
- T.P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

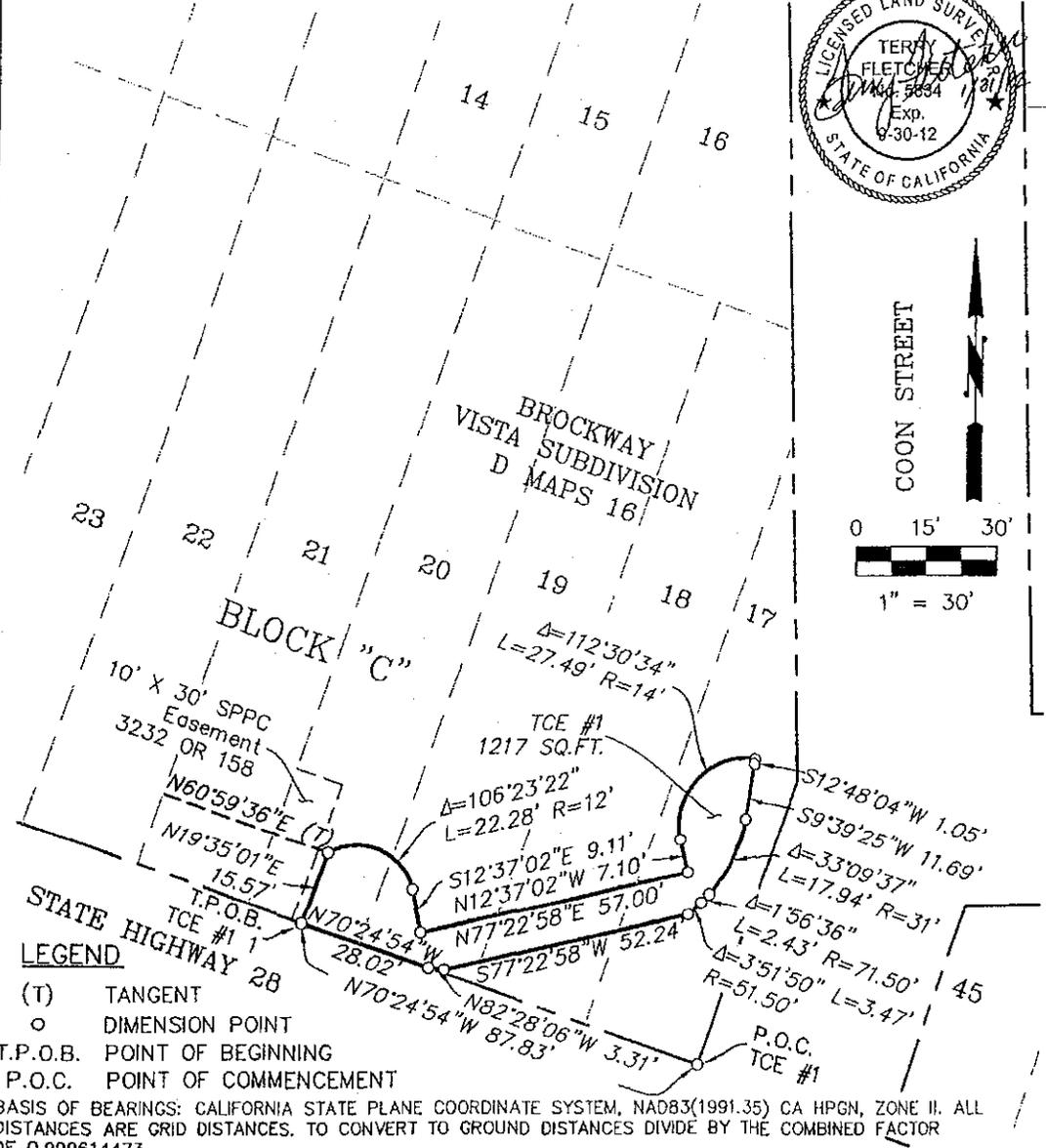
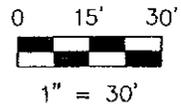
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD83(1991.35) CA HPGN, ZONE II. ALL DISTANCES ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED FACTOR OF 0.999614473.

|   |   |              |                  |
|---|---|--------------|------------------|
| <p><b>DEDOKKEN</b><br/>ENGINEERING<br/>2365 IRON POINT ROAD, SUITE 200<br/>FOLSOM, CA 95630<br/>(916)858-0642</p> | <b>KINGS BEACH</b>                      |              | DATE: 12/16/11   |
|   | COUNTY OF PLACER<br>STATE OF CALIFORNIA |              | APN: 090-123-023 |
| CHECKED BY: TF  | PREPARED BY: RJ                         | DE NO.1698   |                  |
| OWNER: 8595 North Lake Blvd, LLC  |   | SHEET 2 OF 2 |                  |

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TCE EXHIBIT

KINGS BEACH  
TEMPORARY CONSTRUCTION EASEMENT



**LEGEND**

- (T) TANGENT
- o DIMENSION POINT
- T.P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD83(1991.35) CA HPGN, ZONE II. ALL DISTANCES ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED FACTOR OF 0.999614473.

|   |   |                 |                  |
|---|---|-----------------|------------------|
| <p>2365 IRON POINT ROAD, SUITE 200<br/>FOLSOM, CA 95630<br/>(916)858-0642</p> | <b>KINGS BEACH</b>                      |                 | DATE: 1/30/12    |
|   | COUNTY OF PLACER<br>STATE OF CALIFORNIA |                 | APN: 090-123-023 |
|   |   |                 | DE NO.1698       |
|   | CHECKED BY: TF                          | PREPARED BY: TF | SHEET 1 OF 2     |
| OWNER: 8595 North Lake Blvd, LLC  |   |                 |                  |

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