

# MEMORANDUM

## DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS                      DATE: April 7, 2015

FROM: KEN GREHM / PETER KRAATZ

SUBJECT: LOWER CHIPMUNK & OUTFALL WQIP - EASEMENT ACQUISITION

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### ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution approving a Purchase Agreement for the acquisition of a Drainage Easement and a Temporary Construction License on property owned by the Brockway Shores Condominium Complex for the Lower Chipmunk Outfall and Water Quality Improvement Project (WQIP) in the amount of \$77,000 utilizing a combination of Tahoe Conservancy Grant Funds and DPW's Right-of-Way Acquisition Fund.
2. Authorize the Chairman to execute the Purchase Agreement and accept the Easement Agreement.
3. Approve a Budget Revision to increase the FY2014-15 expense appropriation OL3 (4171) by \$77,000. There is no net County cost.

### BACKGROUND / SUMMARY

The Lower Chipmunk & Outfall WQIP is the lower end of the Kings Beach Water Quality Improvement Project, which will improve existing roadside drainage and provide treatment for storm water runoff throughout Kings Beach. A new outfall to Lake Tahoe is proposed at the lower end of Chipmunk Street on property owned by the Brockway Shores Homeowners Association (HOA), and negotiations have taken place with the HOA for over a year. During that time, two alternate outfall sites were considered in the mid and west end of Brockway Vista Avenue. Initially, the HOA was not cooperative with the location of the proposed outfall on an open space parcel they own, and plans were developed to construct the outfall at two alternate locations. Recently, however, with a change in the outfall location on the open space parcel, and with a new HOA Board of Directors, a compromise position was reached, subject to approval by the Placer County Board of Supervisors and the HOA Board. The drainage easement necessary for the construction of the outfall is eligible for reimbursement under a Tahoe Conservancy grant. After extensive negotiations with the new HOA Board and their legal counsel, they have offered to sell the easement for a total value of \$77,000. Considering all alternatives, staff recommends accepting the offer and requests authorization to enter into a purchase agreement for the drainage easement and a temporary construction license which will allow for construction of the project.

### ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration pursuant to the requirements for CEQA was approved by the Board of Supervisors on December 9, 2008.

### FISCAL IMPACT

The acquisition costs would be funded through a combination of California Tahoe Conservancy grant funds and DPW's Trust Account for Right-of-Way Acquisition.

Attachments: Resolution  
Location Map  
Budget Revision

Copies of the Purchase Agreements 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 Purchase Agreement for the acquisition of a Drainage Easement and Temporary Construction License on property owned by the Brockway Shores Homeowners Association, and authorize the Chairman to execute the Agreement and accept the Easement Agreement – Lower Chipmunk & Outfall WQIP.

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:

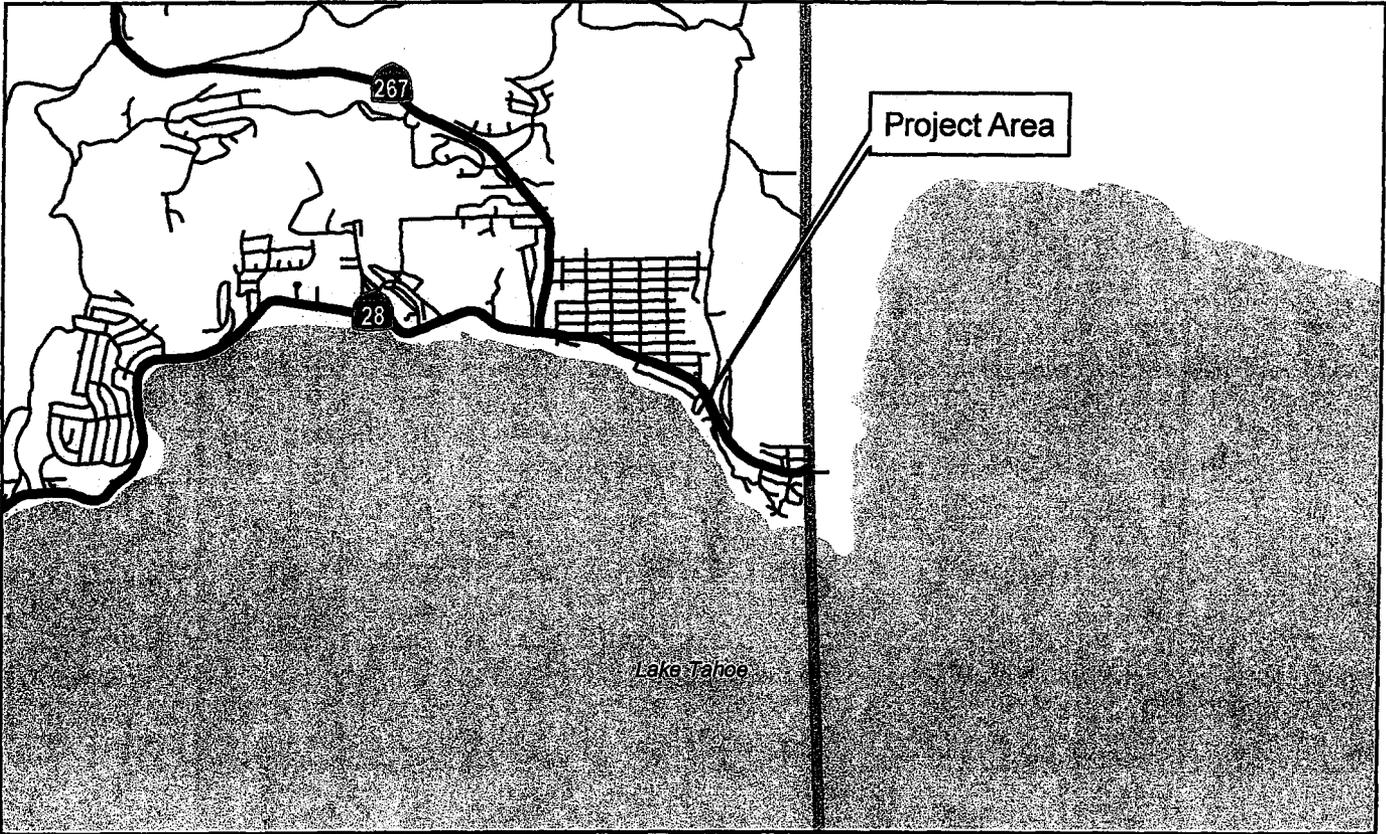
Signed and approved by me after its passage.

Attest:  
Clerk of said Board

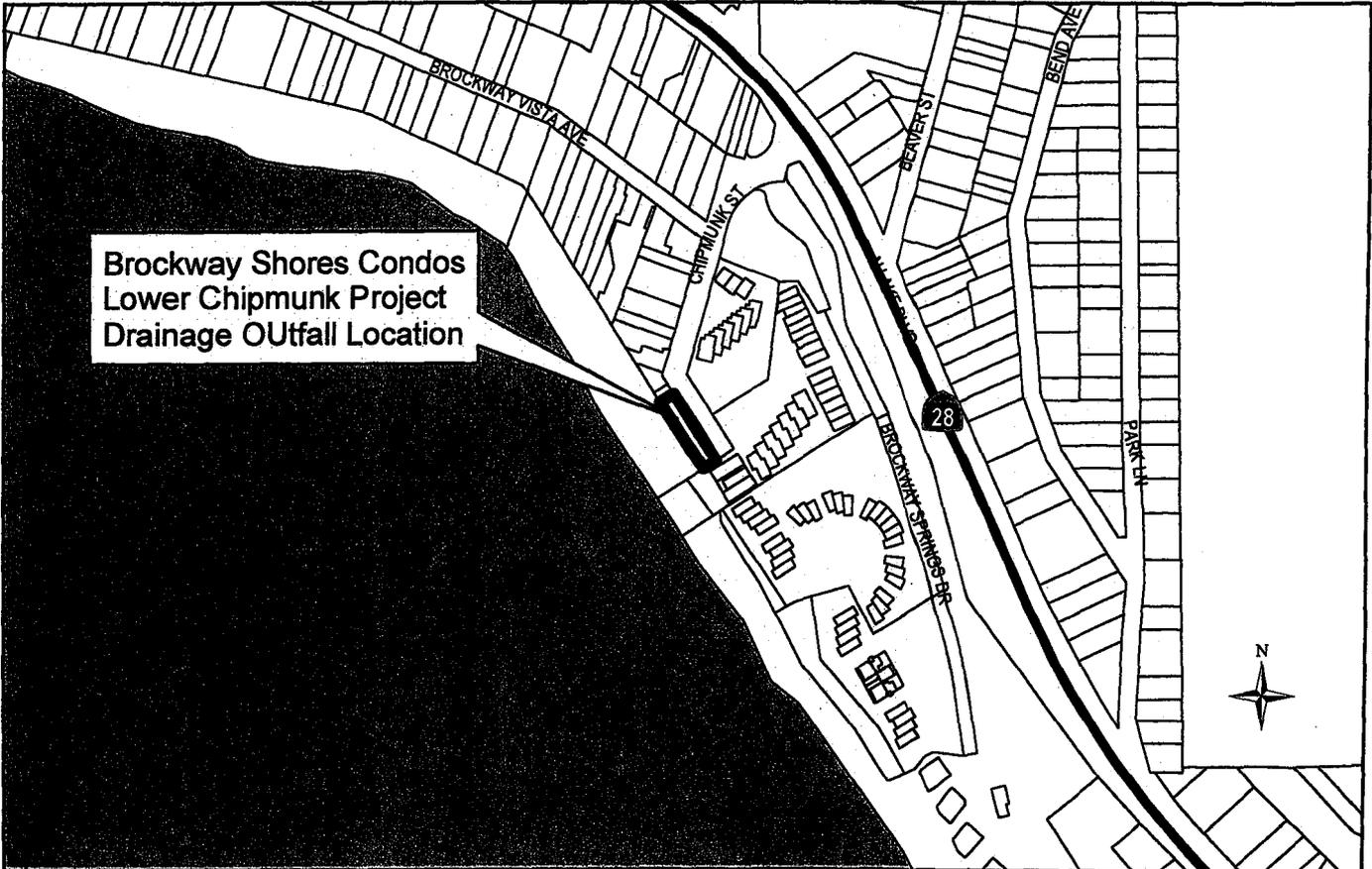
\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
\_\_\_\_\_  
  
**BE IT RESOLVED** by the Board of Supervisors of the County of Placer, State of California, that the Purchase Agreement between the Brockway Shores Homeowners Association and the County of Placer in the amount of \$77,000 is hereby approved, the Chairman is authorized to execute the Agreement on behalf of Placer County and accept the Easement Agreement, and approve a Budget Revision to increase the FY2014-15 expense appropriation OL3 (4171) by \$77,000.

# Location Map



# Vicinity Map



Project 09

### PLACER COUNTY BUDGET REVISION

PAS DOCUMENT NO.

Dept No.	Doc Type	Total \$ Amount	Total Lines
19	BR	\$77,000.00	1

Cash Transfer Required

Reserve Cancellation Request  
decrease 2420-728000 Assigned Right-of-Way

Establish Reserve Required

3/24  Auditor-Controller *Ng 3/26/15*  
 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		006105		120		4171				77,000.00
TOTAL										TOTAL												
0.00										77,000.00												

REASON FOR REVISION: Budget Revision to increase budget appn obj#3 4171 Intangible Assets by \$77,0000 and decrease 2420-728000 Assigned Right of Way reserves by \$77,000 to purchase a Drainage Easement and Temporary Construction License for the Lower Chipmunk Outfall and Water Quality Improvement Project

Distribution:  
All copies to  
Auditor

Department Head Ken Grehm

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

Date: 3/24/2015

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