



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**DEPARTMENT OF PUBLIC WORKS**  
950 MAIDU AVENUE, NEVADA CITY, CA 95959-8617  
(530) 265-1411 FAX (530) 265-9849 [www.mynevadacounty.com](http://www.mynevadacounty.com)

Sean Powers  
Community Development Agency Director

Trisha Tillotson  
Director of Public Works

**File: 240.5732 002**

**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

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**MEETING DATE:** January 22, 2019

**TO:** Board of Supervisors

**FROM:** Patrick Perkins, Senior Civil Engineer

**SUBJECT:** **Authorization to Purchase Right-of-Way, a Utility Easement, a Slope Easement and a Temporary Construction Easement for \$25,300.00 from the Fritz and Yolanda Gosalvez Family Trust for the Combie Road Widening Project – District II**

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**RECOMMENDATION:** Approve the attached Resolution to allow the purchase of easements and right-of-way for the Combie Road Widening Project.

**FUNDING:** Funding for easement and right-of-way acquisition is funded by development fees. The project is in the Fiscal Year 2018/19 Department of Public Works Capital Improvement Program and Budget. A budget amendment is not required and there is no impact on the General Fund.

**BACKGROUND:** The Department of Public Works is proposing a phased widening of Combie Road to five lanes, a traffic signal at the Combie Road/Higgins Road intersection, and a bike and pedestrian path along the north side of Combie Road.

Two previous utility phases have been completed. The third phase is scheduled for completion in Winter 2018/19. Project construction will be primarily funded by development fees. Construction scope includes installation of curb, gutter sidewalk, new drainage facilities, the signalization of the Higgins/Combie intersection, and a meandering pedestrian path along a 0.3-mile stretch of Combie Road between Highway 49 and the PG&E substation property as shown on Attachment A. The engineer's estimate for the project was \$3,300,000.00. Construction is scheduled to begin in spring 2019.

The required acquisition consists of 2,024 square feet of in fee right-of-way, a utility easement, a 1,314 square-foot slope easement and an 2,961 square-foot temporary construction easement, on property located at 10063 Combie Road, Nevada County, California, shown as APN 57-260-04 on Attachment B. APN 57-260-04, as shown on Attachment B, has been changed effective July, 2018, to 057-260-004-000. Recorded and supporting documents may reflect the APN as 57-260-04; however, future APN references may reflect the new APN 057-260-004-000.

The acquisition of these easements and real property has been successfully negotiated for \$25,300 plus associated escrow fees which reflects fair market value based on an appraisal by Bender Rosenthal, Inc. The negotiation for acquisition of these easements and real property was completed in compliance with Government Code Section 6063. The specific terms of the acquisition are shown in the attached Purchase Agreement and accompanying right-of-way map.

The attached resolution would authorize the Director of the Department of Public Works to execute on behalf of the County of Nevada any and all additional documents, including the certificate of acceptance, required to consummate this easement acquisition and authorizes the Chair of the Board of Supervisors to execute the contract to acquire right-of-way.

**Item Initiated by:** Patrick Perkins, Senior Civil Engineer  
**Approved by:** Trisha Tillotson, Director of Public Works

TT:PP:kk

Submittal Date: November 5, 2018  
Revised Date: December 31, 2018