



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**DEPARTMENT OF PUBLIC WORKS**  
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Sean Powers  
Community Development Agency Director

Trisha Tillotson  
Director of Public Works

**File: 240.5732 002**

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

**MEETING DATE:** June 12, 2018

**TO:** Board of Supervisors

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

**SUBJECT:** **Authorization to Purchase Right-of-Way, a Permanent Slope Easement, a Permanent PG&E Utility Easement, a Temporary Construction Easement, and a Permanent Public Utility Easement from Darwish LLC. for the Combie Road Rule 20A Utility Relocation Project – District II**

**RECOMMENDATION:** Approve the attached Resolution to allow the purchase of easements and right-of-way for the Combie Road Rule 20A Utility Relocation Project.

**FUNDING:** Funding for easement and right-of-way acquisition is primarily funded by Development Fees. The project is in the Fiscal Year 2017/18 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. Utility undergrounding work must be completed prior to construction of any road improvements.

Two previous utility phases have been completed. The third phase needs to be completed to allow construction of the Combie Road Widening Project scheduled in fall 2018. Project construction will be primarily funded by Pacific Gas and Electric's Rule 20A funds and proposes undergrounding along a 0.3 mile stretch of Combie Road between Highway 49 and the PG&E substation property as shown on Exhibit A. The project plans, specifications, and cost estimate for this project have been completed. The engineer's estimate is \$1,141,000. The bid opening date will be set by the Director of Public Works with construction scheduled to begin in summer 2018.

The required acquisition consists of 847 square feet of road frontage, a 5,926 square foot slope easement, a 2,803 square foot permanent PG&E utility easement, a 7,238 square foot temporary construction easement, and a 1,599 square foot permanent public utility easement on property located at 21515 Higgins Road, Nevada County, California (APN 57-141-32) as shown on Exhibit B.

The acquisition of these easements and real property has been successfully negotiated for \$75,700 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:JH:ec

Submittal Date: April 27, 2018

Exhibit A



