

Right of Way Acquisition Combie Road Improvements

Nevada County Board of Supervisors
June 12, 2018

Recommended Action

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

Project Overview

General Overview – Combie Improvements

- Phase 1 - Underground Utility Relocation (2018)
- Phase 2 – Combie Road Widening (2019)
 - Widening Combie Road
 - Traffic Signal at Combie and Higgins Road
 - Improvements to Highway 49 / Combie
 - Higgins Fire Station Access Realignment
 - Pedestrian and Bicycle Path
 - Sewer Infrastructure Improvements
- Funded by Rule 20a, Traffic Impact Fees, and other local revenues.

Right of Way Overview – Combie Rd.

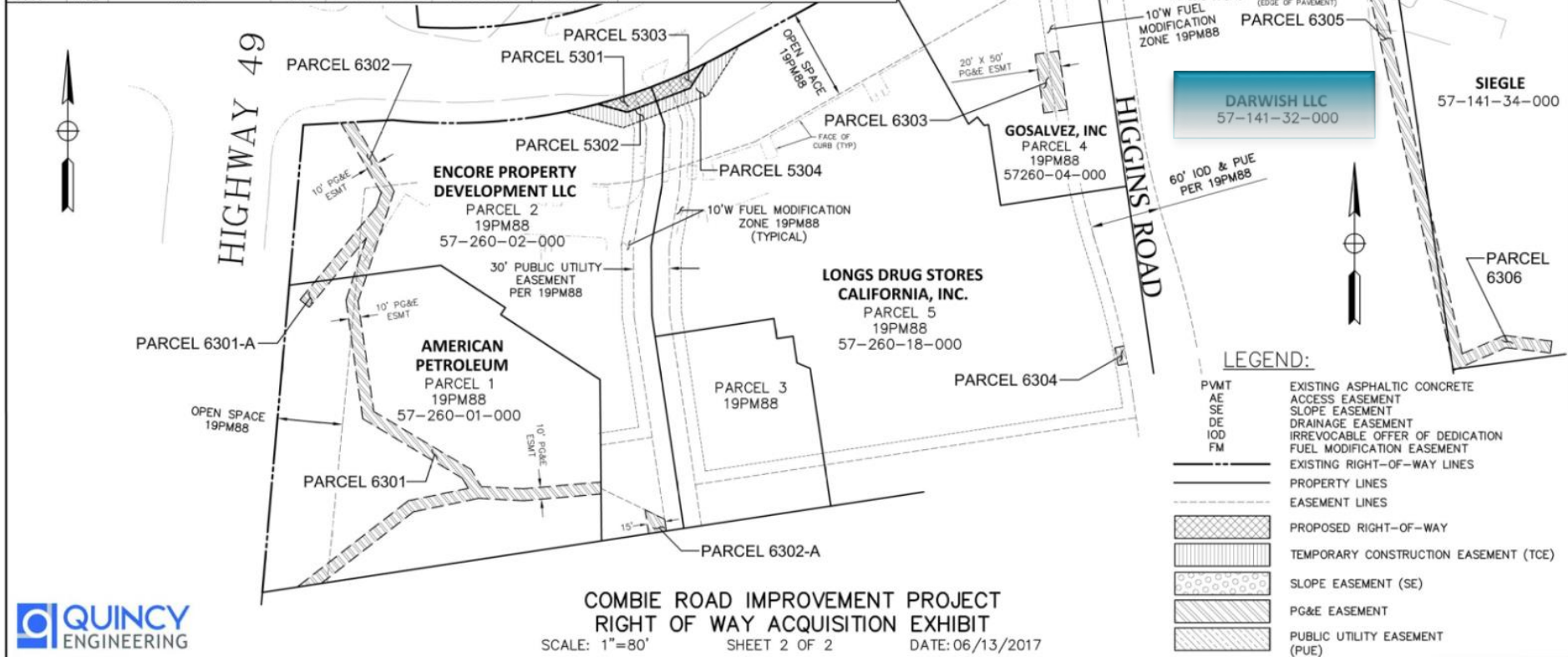
- 6 Parcels
- 5 Require Board Approval (> \$5,000)
- 1 Requires CEO Approval (sub-\$5,000 – done)
- This is the 1st to Board
- Remaining 4 to BOS summer 2018
- Last acquisition needed to begin underground

Right of Way – Combie Road

Darwish

- Negotiated Purchase Price of \$75,700
 - 847 square feet of road frontage
 - 5,926 square feet in slope easement
 - 2,803 square feet in PG&E easement
 - 7,238 square feet for temporary construction easement
 - 1,599 square feet public utility easement

PARCEL NO.	ACQ. CODE	GRANTOR	AREAS (Sq.Ft.)	REMARKS	RECORDATION		OVERLAP AREA(SQ.FT.)
					DOCUMENT REF.	DATE	
5301	FEE	ENCORE PROPERTY	485	57-260-02-000	16-013222	06-21-2016	IOD=193; FM=133; PVMT=228
5302	TCE	ENCORE PROPERTY	840	57-260-02-000	16-013222	06-21-2016	IOD=163; FM=109; PVMT=155
5303	FEE	LONGS DRUG STORES	523	57-260-18-000	08-113000	10-20-2008	IOD=191; FM=130; PVMT=222
5304	TCE	LONGS DRUG STORES	981	57-260-18-000	08-113000	10-20-2008	IOD=163; FM=109; PVMT=171
5305	FEE	GOSALVEZ INC	2,024	57-260-04-000	03-009667	02-26-2003	IOD=1625; FM=372; PVMT=1625; DE=375
5306	SE	GOSALVEZ INC	1,314	57-260-04-000	03-009667	02-26-2003	DE=247
5307	TCE	GOSALVEZ INC	2,961	57-260-04-000	03-009667	02-26-2003	IOD=1474; FM=298; PVMT=1141
5308	FEE	DARWISH LLC	848	57-141-32-000	07-019064	06-14-2007	IOD=668; PVMT=545
5309	SE	DARWISH LLC	5,926	57-141-32-000	07-019064	06-14-2007	DE=2132; AE=324
5310	TCE	DARWISH LLC	7,238	57-141-32-000	07-019064	06-14-2007	IOD=910; PVMT=1135; SE/DE=4664
6301	PGE	AMERICAN PETROLEUM LLC	4,985	57-260-01-000	07-027345	08-29-2007	
6301-A	PGE	AMERICAN PETROLEUM LLC	249	57-260-01-000	07-027345	08-29-2007	
6302	PGE	ENCORE PROPERTY	2,056	57-260-02-000	16-013222	06-21-2016	
6302-A	PGE	ENCORE PROPERTY	229	57-260-02-000	16-013222	06-21-2016	
6303	PGE	GOSALVEZ INC	1,000	57-260-04-000	03-009667	02-26-2003	FM=500
6304	PGE	LONGS DRUG STORES	120	57-260-18-000	08-113000	10-20-2008	FM=120
6305	PGE	DARWISH LLC	2,803	57-141-32-000	07-019064	06-14-2007	AE=640+-(APPX)
6305-A	PUE	DARWISH LLC	1,599	57-141-32-000	07-019064	06-14-2007	SE=706; AE IN SE=251; AE=613
6306	PGE	SIEGLE	1,523	57-141-34-000	12-008652	04-03-2012	



Next Steps

- Four additional acquisitions (summer 2018)
- Utility Underground Project (summer/fall 2018)
- Combie Widening and Improvement (spring 2019)

Questions and Answers