



Agenda Date: 3/27/2007
Agenda Placement: 6G

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Don Ridenhour, Asst Director, Public Works/Asst District Engineer, 259-8321
SUBJECT: Property Dedication for Highway 121 Improvements

RECOMMENDATION

Director of Public Works requests authorization for the Chair to sign:

1. Certificates of Acceptance for Grant and Easement Deeds of Property from Dorothy Hageman (Assessor's Parcel No. 047-070-022); and
2. Certificates of Acceptance for a Grant and Easement Deeds of Property from Robert Lee Hudson (Assessor's Parcel No. 047-070-016).

EXECUTIVE SUMMARY

Public Works has been facilitating efforts between private property owners and Caltrans for added improvements to a planned Highway 121 widening and curve alignment project in the Carneros area. Dorothy Hageman and Lee Hudson have been negotiating with Caltrans to add left turn pockets to Highway 121 as part of a larger Highway curve realignment and widening project west of Duhig Road. These added turn pockets will provide for safer turning movements into their property and will provide added safety benefits to the State highway. The property owners have negotiated the price to be paid for these improvements, and are offering the land and necessary easements for the additional widening. Caltrans is not able to complete this transaction directly with the private property owners for these special projects, and requires an agreement between the local agency and Caltrans. The property owners are dedicating these lands and easements to the County, and the County will, in turn, dedicate the land and easements to Caltrans for the project. Staff will be returning to the Board in the coming months with Cooperative Agreements between the County and Caltrans and the County and the private property owners to allow for the transfer of construction costs from the property owners through the County to the State.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action has been determined to be Categorical Exempt from CEQA by Caltrans as part of their environmental review document adopted August 25, 2005. The County has determined the project will not have a significant effect on the environment and is categorically exempt according to Section 15300 of the CEQA Guidelines and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Caltrans is currently in the design phase of a highway widening and curve realignment project on Highway 121 beginning at the intersect with Duhig Road and extending west to the passing lane on the Highway near the Napa/Sonoma County line. Two property owners (Dorothy Hageman and Lee Hudson) have been in negotiations with Caltrans to include left turn pockets on the highway at their driveway entrances. These turn pockets will be constructed at the property owners expense and will be included in the Caltrans construction project. Public Works has been involved in the negotiations with Caltrans as the State will only complete jointly funded cooperative projects with the local agency, and not individual property owners. The County will be required to enter into a cooperative agreement with Caltrans, and will also enter into cooperative agreements with the private property owners to facilitate payment of the improvements from the property owners to the State.

The first step in the process for the County, is to accept the dedication of property and easements for the improvements. Public Works will return to the Board in the coming months with Cooperative Agreements with the State and private property owners to provide for payment of the improvements. These Grant and Easement deeds will be transferred to the State for the project, and will become part of the State highway system obligating Caltrans to maintain the improvements as part of its transportation facilities.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey