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**City Manager's Report**  
**September 12, 2023 City Council Meeting**  
**Prepared By: Melissa McConnell, Senior Civil Engineer**  
**Item#: 7.8**

**Subject:** Consider accepting an Irrevocable Offer of Dedication for public street right-of-way along the frontage of 1361 Broadway (Assessor's Parcel Number 002-251-020).

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**Recommendation:** Adopt a resolution accepting an Irrevocable Offer of Dedication from Rafael and Shannon Sakellariou for public street right-of-way along the frontage of 1361 Broadway (Assessor's Parcel Number 002-251-020) for the purposes of sidewalk and roadway; authorizing the City Engineer to execute said offer; and directing the City Clerk to record said offer with the Office of the El Dorado County Recorder.

**Purpose:** The purpose of the proposed action is to accept an Irrevocable Offer of Dedication (IOD) for street right of way along Broadway.

**Strategic Plan Strategy:** Strategy 4 - Update and Maintain City-Owned Infrastructure.

**Background:** Over the years, the City has secured public access and utility rights by conditioning parcel maps and other development projects to dedicate rights of way through an Irrevocable Offer of Dedication pursuant to the Subdivision Map Act and California Government Code Section 7050. When a property owner, upon issuance of a building permit, is required to construct street frontage improvements per City Code Section 8-9-3, the property owner shall also provide the required grant of right-of-way. City Code Section 8-9-5 states that the property owner whose property the building is to be constructed or located shall make an offer of dedication to the City of all required easements and rights of way for the installation of street, utilities, and public service facilities.

**Discussion:** As a condition of approval for the Site Plan Review (SPR 03-03) and Conditional Use Permit (CUP 03-01) for the construction of the "Big Bear Car Wash" (now "Splasherville Car Wash and Lube"), the property owner was required to make an Offer of Dedication to the City for the public sidewalk and roadway. Upon completion of the construction on this property, the Offer of Dedication was never made to the City. During review of the public right-of-way in advance of the Broadway Maintenance Project, it came to the attention of staff that this action needed to be completed to correct the public right-of-way and deliver a more comprehensive project.

The property owner made an Irrevocable Offer of Dedication to the City for the public sidewalk and street on August 9, 2023, and staff is recommending City Council acceptance of this offer to secure the public right-of-way.

**Options:**

1. Accept the IOD to the City of Placerville from Rafael and Shannon Sakellariou for the public street right of way; or
2. Direct staff to take other action.

**Environmental:** Not applicable.

**Cost:** There is no cost associated with this item.

**Budget Impact:** There is no budget impact associated with this item.



M. Cleve Morris, City Manager



Rebecca Neves, City Engineer

**Attachment:**

- A. Resolution
- B. Irrevocable Offer of Dedication