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City Manager's Report

April 14, 2026 City Council Meeting

Prepared by: Melissa Savage, City Engineer

Item #: 7.7

Subject: Consider accepting a Grant Deed for public street right-of-way along the frontage of 7533 Green Valley Road (Assessor's Parcel Number 325-120-079-000) and authorizing the City Engineer to sign a Certificate of Acceptance and record said offer.

Recommendation: Adopt a resolution

1. Accepting a Grant Deed from 7533 Green Valley, a CA LLC for public street right-of-way along the frontage of 7533 Green Valley Road (Assessor's Parcel Number 325-120-079-000), and
2. Authorizing the City Engineer to sign a Certificate of Acceptance authorizing the recording of said Grant Deed with the El Dorado County Office of the Recorder.

Purpose: The purpose of this item is to accept a Grant Deed for public street right-of-way.

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

Background: The Placerville Drive Bicycle and Pedestrian Facilities project (CIP #41816) will provide safe and accessible bicycle and pedestrian facilities and improve multi-modal connectivity on Placerville Drive between Armory Drive and the US Highway 50 undercrossing. The project will also construct sidewalk and bicycle facilities on Green Valley Road from Placerville Drive to Mallard Lane for safe access to nearby community resources. The project was initially funded through the Congestion Mitigation and Air Quality Improvement (CMAQ) program for the environmental and engineering design phases. Later, the City was successful in applying for and receiving Active Transportation Program (ATP) grant funding for the final design and right of way phases. In 2022, the City was awarded ATP grant funding for the Construction phase in the amount of \$15,417,000 for only the Placerville Drive Bicycle and Pedestrian Facilities Phase 1 project. The Phase 1 project includes reduced project limits – Placerville Drive from Ray Lawyer Drive to Cold Springs Road, and Green Valley Road from Mallard Lane to Placerville Drive.

On January 28, 2025, the City Council authorized staff to place a demand upon the current property owner of the parcel located at 7533 Green Valley Road requiring performance pursuant to the recorded Street Frontage Improvement Agreement (SFIA) (SF-068). All property owners within the Placerville Drive and Green Valley Road project limits with identified project-related right-of-way impacts were given three options to fulfill the requirements of their SFIA:

1. They were given the option to construct the improvements. The process would involve hiring a contractor and applying for the appropriate permits to construct the improvements.
2. They were given the option for the City to construct the improvements, and the property owner would be required to pay for the improvements. Each property owner was provided with a current construction cost estimate for their frontage improvements.
3. They were given the option for the City to construct the improvements using the federal grant funds, and the property owner would only be required to participate in the right-of-way transaction that is needed for the City's project, in accordance with City Code section 8-9-5(b). This would involve providing an Offer of Dedication, if needed, for the public sidewalk right-of-way and/or providing a Temporary Construction Easement for the City's contractor to build the improvements and perform conform work on the private property.

The property owners were informed that if they chose Option 3, there would be no funds exchanged from the City to the property owner, and the SFIA would be fulfilled through completion of the right of way transaction.

The property owner of 7533 Green Valley Road selected Option 3, and in lieu of providing an Offer of Dedication for the public street right-of-way, they elected a Grant Deed to convey the right of way. They have also provided a Temporary Construction Easement for the City's contractor to build the improvements and perform conform work on the private property.

Discussion: Through the Placerville Drive project right-of-way acquisition process, the property owner provided a Grant Deed to the City for the public street right of way on March 11, 2026, and staff is recommending City Council acceptance of this deed to secure the public right-of-way needed along this frontage. The project will construct road and sidewalk improvements at the intersection of Green Valley Road and Debbie Lane, and currently Debbie Lane is a private street partially located within the boundary of the private property at 7533 Green Valley Road. This Grant Deed will make the corner of Debbie Lane and Green Valley Road public street right of way and will enable the City to construct and maintain public improvements.

Options:

1. Accept the Grant Deed to the City of Placerville from 7533 Green Valley, a CA LLC for the public street right of way; or
2. Direct staff to take other action.

Environmental: On January 10, 2023, the City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Placerville Drive Bicycle and Pedestrian Facilities Project (CIP #41816) pursuant to the provisions of the California Environmental Quality Act (CEQA) finding that there is no substantial evidence that the proposed project will have a significant effect on the environment.

Cost: All costs associated with this item are included in the consultant's scope of work for the Placerville Drive Bicycle and Pedestrian Facilities Project (CIP #41816).

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



Dave Warren, City Manager



Melissa Savage, City Engineer

Attachments:

Attachment A: Resolution

Attachment B: Grant Deed