

FAIR OAKS BOULEVARD
Marconi Avenue to Engle Road
MEETING SUMMARY
7:00 PM, Carmichael Park Clubhouse, 5750 Grant Avenue
Meeting Room No. 2
September 24, 2003

PREPARED BY: Stephen V. White, Associate Civil Engineer
September 29, 2003

MEETING PURPOSE: The purpose of this meeting was to provide adjacent property owners with an explanation of the process the Real Estate Division typically follows for a project of this nature. The meeting also provided an opportunity for property owners to ask questions regarding the County's acquisition process.

WELCOME/INTRODUCTIONS: Steve White opened the meeting by welcoming the attendees and introducing the following individuals:

- Stephen White – SacDOT, Project Engineer
- Craig Thurston – Sacramento County Real Estate Division, Chief
- Theron Roschen – SacDOT, Principal Engineer (Theron arrived at the start of Craig's presentation).

PROJECT UPDATE: Steve White then updated the group on the status of the project.

- This project is a continuation of the improvement project north of Engle Road that was completed a few years ago.
- The environmental process for this project was initiated in late April 2003.
- Seven (7) alternatives are being evaluated in the Environmental Impact Report (EIR).
- These alternatives were developed based on input from public meetings held in December 2002 and April 2003 as well as from coordination with the Carmichael Community Action Plan Update Committee (CCAP) and the Carmichael Chamber of Commerce.
- The draft EIR should be released for public comment in Fall 2004.
- Following a public comment period, responses will be made to all comments received on the Draft EIR. These comments will be incorporated into the Final EIR, which is expected to go before the Board of Supervisors in the spring of 2005.

PRESENTATION OF REAL ESTATE DIVISION'S ACQUISITION PROCESS:

Craig Thurston made a brief presentation covering the Real Estate Division's right of way acquisition process. Craig's presentation touched on the following issues:

- After the Board approves the project, SacDOT will identify the required right of way and request that the Real Estate Division move forward with acquisition.
- An appraisal of the property will be made before negotiations begin. The property owner will be given an opportunity to accompany the appraiser during the inspection
- Most appraisals are done by outside firms but the County does have qualified staff and does do some appraisals in-house.

- After the completed appraisal is reviewed, the agency will establish the amount it believes to be the just compensation to be offered for the property.
- If the property owner is not satisfied with the offer, he/she will be given an opportunity to present any evidence concerning the value that warrants a change of the just compensation.
- If an agreement cannot be reached, the agency can acquire the required right of way by exercising the power of eminent domain. If this situation arises, the agency must institute formal condemnation proceedings.
- Copies of the **County of Sacramento Information Guide For Property Owners** were distributed to the attendees.

QUESTIONS/COMMENTS: Craig then opened the floor to questions and comments. A number of questions were raised, which are summarized below.

- *If the existing building footprint is within the proposed right of way acquisition, will the County offer to buy the entire parcel?* Craig responded that he was fairly certain that the County is obligated to make an offer to purchase the entire property if a portion of the existing building lies within the proposed acquisition. However, if the owner wants to keep the remaining property and remodel his building, the County and the property owner could negotiate this as an alternative to taking the entire parcel.
- *Won't putting a median down the center of the road just divide Carmichael and hurt business and property values along Fair Oaks Boulevard?* Theron responded that median beautification projects are generally viewed as a positive improvement that will enhance business and help property values. Theron cited the Howe Avenue project where several property owners were adamantly opposed to installing a median but after the project they wrote letters to the County stating that they were pleased with the project and that it actually helped their business.
- *How will owners be compensated for lost parking spaces?* In some cases, lost parking can be viewed as damage to the property. For instance, a property with 10 parking spaces that is only required by ordinance to have 6 spaces, could lose up to 4 spaces without any damage. On the other hand a parcel with 10 spaces that is required by ordinance to have 10 spaces, would be damaged if it lost even one space. Lost parking will be evaluated on a case-by-case basis in the appraisal and compensated accordingly.
- *How are damages to tenant improvements handled?* Craig noted that the County is required to pay for property as if it were in a single ownership, and the contributory value of the tenant's improvements will be paid to the tenant. However, no payment can be made to the tenant unless the owner of the land involved disclaims all interest in such improvements. Also, in consideration for payment, a tenant must assign and release to the County all right, title and interest in these improvements. Steve added that a follow-up meeting with tenants adjacent to Fair Oaks Boulevard is planned for late October. This follow-up meeting will be devoted exclusively to tenant's issues.
- *Has a project ever been cancelled due to excessive right of way costs?* Craig responded that if the money is not available, the County would not move forward with right of way acquisition. Craig & Theron were unaware of any project where the County started to acquire the required right of way and stopped because we ran out of

money. The County only moves forward with acquisition if adequate funding is available.

The meeting adjourned at approximately 9:00PM.

ATTACHMENTS: The following materials are attached to these meeting notes:

1. Meeting Agenda
2. County of Sacramento Information Guide for Property Owners