



City Council Staff Report

Subject: Sierra College Boulevard Widening Project – Property Acquisition

Date: August 13, 2024

Submitted By: David Mohlenbrok, Director of Community Development

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving an Agreement and Related Budget Amendments for the Acquisition of Real Property, Escrow Instructions, and Certificate of Acceptance in Connection with the Sierra College Boulevard Widening Project and Authorizing the City Manager to Execute the Agreement, Escrow Instructions, Certificate of Acceptance, and Other Required Real Estate Documents.

Background:

On May 14, 2024, the City Council awarded a construction contract to Central Valley Engineering and Asphalt, Inc. (CVEA) to construct four separate projects packaged together and known as the Various Roadway and Pedestrian Improvements Project. One of these four projects is the Sierra College Boulevard Widening Project (No. 50164). The CVEA construction contract will widen southbound Sierra College Boulevard for a future three lane configuration and install a six-foot-wide sidewalk contiguous with the frontage of Lifehouse Church between Schriber Way and Dominguez Road.

To ensure the sidewalk is located within the City right of way, it is necessary for the City to acquire 5,228 square feet of real property from Lifehouse Church. Following successful negotiations, the City and property owner agreed to a sale price of \$48,900 plus closing costs, for a total amount of \$50,302.72. Staff recommends the City Council authorize the City Manager to execute all real estate transaction documents for the proposed Lifehouse Church real property acquisition.

Environmental Analysis:

The California Environmental Quality Act (CEQA) normally applies to activities that will result in a direct or reasonably foreseeable indirect physical change in the environment. Acquisition of this real property meets the above criteria and is subject to CEQA. However, as was determined when the City Council awarded a construction contract to CVEA to construct four separate projects packaged together and known as the Various Roadway and Pedestrian Improvements Project on May 14, 2024, no additional environmental review is required.

Per CEQA Guidelines Section 15183 (b), the project will not result in environmental effects: 1) that are peculiar to the project or the parcel on which the project would be located; 2) that were not analyzed as significant effects in a prior EIR on the general plan, with which the project is consistent; 3) that are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the City of Rocklin 2012 General Plan Update, and 4) that are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe impact than discussed in the prior EIR. For these reasons, the Sierra College Boulevard Widening (Schriber Way to Dominguez Road) project can rely upon the previously prepared 2012 City of Rocklin General Plan Update EIR, and no further environmental review is required.

Fiscal Impact:

The total property acquisition cost, including closing costs, is \$50,302.72. External funding set aside for this purpose will offset \$50,000 of this amount. Staff recommends necessary budgetary and accounting adjustments needed to carry out the acquisition in the Reimbursable Fund (Fund 275) and the General Fund (Fund 100) to support the acquisition.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A - Agreement for Acquisition of Real Property](#)
3. [Resolution Exhibit B - Escrow Instructions](#)
4. [Resolution Exhibit C - Certificate of Acceptance](#)