



City Council Staff Report

Subject: PCWA Land Transfer

Date: January 23, 2024

Submitted By: Sherri Conway, Assistant City Manager

Department: City Manager's Office

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Purchase and Sale Agreement by and between the Placer County Water Agency and the City of Rocklin.
- B. Adopt a Resolution of the City Council of the City of Rocklin Authorizing the City Manager to Execute Memorandum of Understanding by and between William Jessup University and the City of Rocklin.

Background:

In 1998, the owners of Clover Valley dedicated to the City the required road right-of-way across their property. In 1999, the developer of Whitney Oaks dedicated the required road right-of-way across their property; however, a section that would connect the two road rights-of-way was never dedicated.

The City's General Plan identifies a roadway alignment for a future Valley View Parkway, located near the top of Park Drive, in the vicinity of Boulder Ridge Park. The roadway alignment traverses property currently owned by Placer County Water Agency (PCWA) located at 3555 Park Drive (APN 030-010-05-000). While the Valley View Parkway alignment was previously identified to connect Park Drive to Sierra College Boulevard, that connection is not being contemplated at this time. However, the General Plan road right-of-way is still needed to provide public road and utility access to property currently owned by William Jessup University (WJU) and is part of the development of Phase II of the Clover Valley project. The Development, in its current configuration, lacks the required right-of-way width to provide ingress to and egress from the Development. WJU approached PCWA and the City with a proposal to fund the purchase the subject parcel. PCWA has agreed to sell the property, via grant, deed, to the City.

As part of this agreement, PCWA will also grant to the City a missing 12.5 foot wide public utility easement property along the frontage of Park Drive, which is already encumbered with infrastructure owned, operated and maintained by utility providers.

A purchase and sale agreement (Attachment 2) has been prepared detailing the specifics of the City's acquisition of the General Plan designated roadway and the public utility easement. As currently proposed, William Jessup University will fund the purchase of the property on behalf of the City and cover all fees as articulated in a Memorandum of Understanding (MOU) (Attachment 4). Upon full execution of the Purchase and Sale Agreement, WJU agrees to have a cashier's check or a wire transfer in immediately available funds in the amount of \$36,397 delivered to the Escrow Holder identified within Section 1 of the Purchase Agreement. The MOU further details the specifics of WJU's obligation to fund the acquisition of the property from PCWA.

Environmental Analysis:

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and therefore is not subject to CEQA.

Fiscal Impact:

There is no direct fiscal impact to the City as WJU agrees to deliver to the City immediately available funds in the amount of Thirty-Five Thousand Dollars (\$35,000), plus escrow closing costs following execution of the Purchase and Sale Agreement. No later than ten (10) business days after full execution of the Agreement, the City shall deliver a cashier's check or a wire transfer in immediately available funds for the total purchase price to Escrow Holder.

ATTACHMENTS:

1. [Resolution - PCWA Purchase and Sale Agreement](#)
2. [Resolution Exhibit A - PCWA Purchase and Sale Agreement](#)
3. [Resolution - WJU Memorandum of Understanding](#)
4. [Resolution Exhibit A - WJU Memorandum of Understanding](#)