



Staff Report

TO: Board of Directors

FROM: Doug Roderick, P.E., Engineering Manager

DATE: November 10, 2021

**SUBJECT: Combie South Access Road Property Acquisition (Project #6943)
(Consent)**

ENGINEERING

RECOMMENDATION:

Adopt Resolution 2021-38 (Appointment of Real Property Negotiator, Identification of Property, and Identification of With Whom the Negotiator is Authorized to Negotiate), to appoint the General Manager, or designee, as the District's real property negotiator relative to negotiation of permanent easement (Placer County APN 075-161-047-000).

BACKGROUND:

The current access road into the Combie South Powerhouse is steep, narrow, and in poor condition. The existing easements do not allow for the necessary improvements to be made as they state the easements are limited to access "across that portion of the existing roadway, as it presently exists on the ground". For a number of years, the District has been attempting to locate and establish an alternative route to access the powerhouse.

In January of 2016, the necessity of improved access was brought to the forefront when the Federal Energy Regulatory Commission (FERC) directed the District to "consider improving access to the south side of the dam during emergency conditions."

In 2017, a report was provided by Nevada City Engineering regarding four alternatives to accessing the powerhouse. In March of 2018, the Water and Hydroelectric Operations (WHO) Committee was presented with the four alternatives for consideration. At the April 2018 WHO Committee, direction was given that three alternatives were to be reviewed in more detail, and cost estimates were prepared. In March 2019 WHO Committee, drawings and cost estimates for the three alternatives were presented. During the May 2020 WHO Committee, the direction was given to staff to pursue providing an improved access road by

alternative 2. Since that time, staff has been working with the property owners necessary for alternative 2.

In May 2021, staff hand-delivered the first written offer to one of the property owners, Korinne M. Arroyo. Staff has received a counter offer.

Staff requires direction from the Board in closed session. Prior to doing so, to comply with Government Code § 54956.8, staff recommends the Board designate by resolution the following matters relative to negotiation:

District's designated negotiator: Jennifer Hanson, General Manager, or designee.

Permanent Easement under negotiation: 1,200 square feet (APN 075-161-047-000)

Person(s) with whom negotiations are authorized: Korinne M. Arroyo or authorized representatives.

BUDGETARY IMPACT:

None.

Attachments: (1)

- Resolution No. 2021-38 (Appointment of Real Property Negotiator, Identification of Property, and Identification of With Whom the Negotiator is Authorized to Negotiate)



RESOLUTION NO. 2021-38

OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

APPOINTMENT OF REAL PROPERTY NEGOTIATOR, IDENTIFICATION OF PROPERTY, AND IDENTIFICATION OF WITH WHOM THE NEGOTIATOR IS AUTHORIZED TO NEGOTIATE

WHEREAS, Nevada Irrigation District (“District”) Board of Directors may hold closed session to grant authority to its real property negotiator about the price and terms of payment for the purchase, sale, exchange, or lease of real property by or for the District (Government Code § 54956.8); and

WHEREAS, prior to the closed session, the Board of Directors is required in an open and public session to identify its negotiator, the real property or real properties which the negotiations may concern, and the person or persons with whom its negotiators may negotiate; and

WHEREAS, the Board of Directors wishes to meet in closed session to give further direction to staff regarding real property negotiations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Nevada Irrigation District that it does find as follows:

1. Designates Jennifer Hanson, General Manager, or designee, as the District’s real property negotiator relative to the negotiation of a permanent easement within Placer County Assessors Parcel 075-161-047-000.; and
2. That Jennifer Hanson or designee is authorized to negotiate with the authorized representatives of Korinne M. Arroyo.

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PASSED AND ADOPTED by the Board of Directors of the Nevada Irrigation District at a regular meeting held on the 10th day of November 2021 by the following vote:

AYES:	Directors:
NOES:	Directors:
ABSENT:	Directors:
ABSTAINS:	Directors:

President of the Board of Director

Attest:

Secretary to the Board of Directors