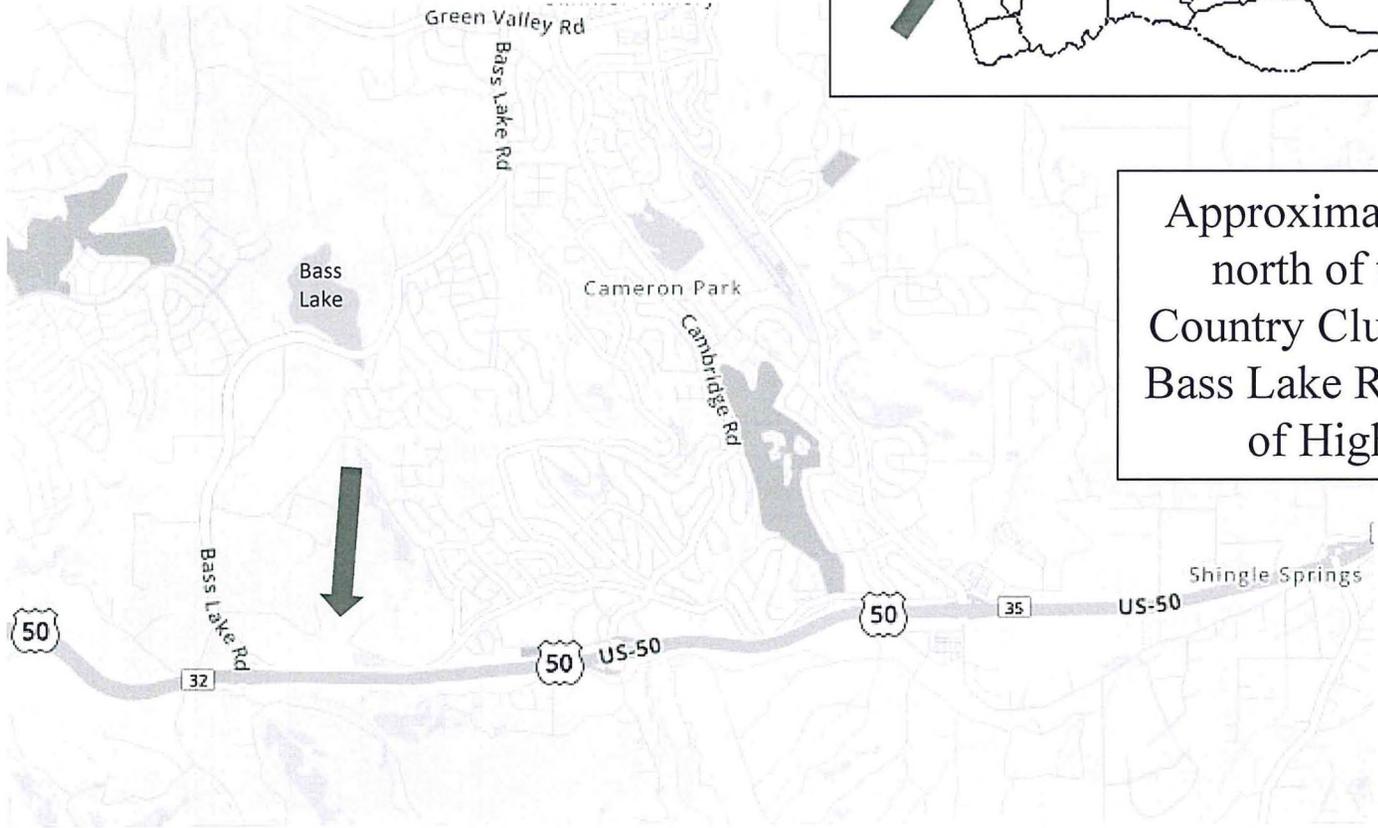
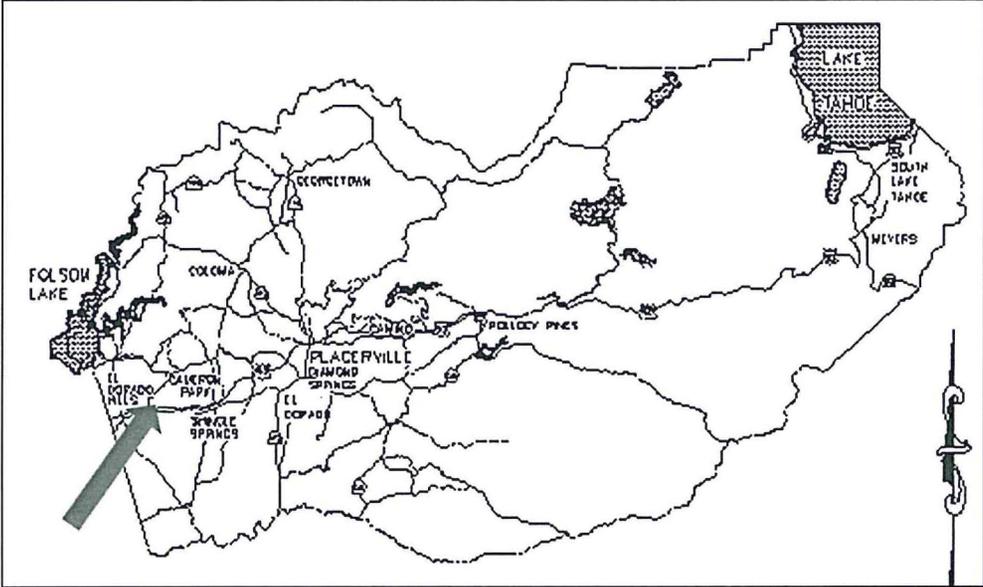




El Dorado County
Community Development Services
Department of Transportation

Hearing of the Resolution of Necessity for the
Country Club Drive Alignment -
Bass Lake Road to Tierra de Dios
Drive Project CIP 71360

Project Location



Approximately 1300 feet north of the existing Country Club Drive, off of Bass Lake Road (just north of Highway 50).

Project Overview

History

- Conceptual realignment of Country Club Drive from Bass Lake Road to Tierra de Dios part of Bass Lake Road Study Environmental Impact Report (EIR) since 1992
- Consistent with Bass Lake Hills Specific Plan (BLHSP), the County General Plan, and the County Capital Improvement Program (CIP)

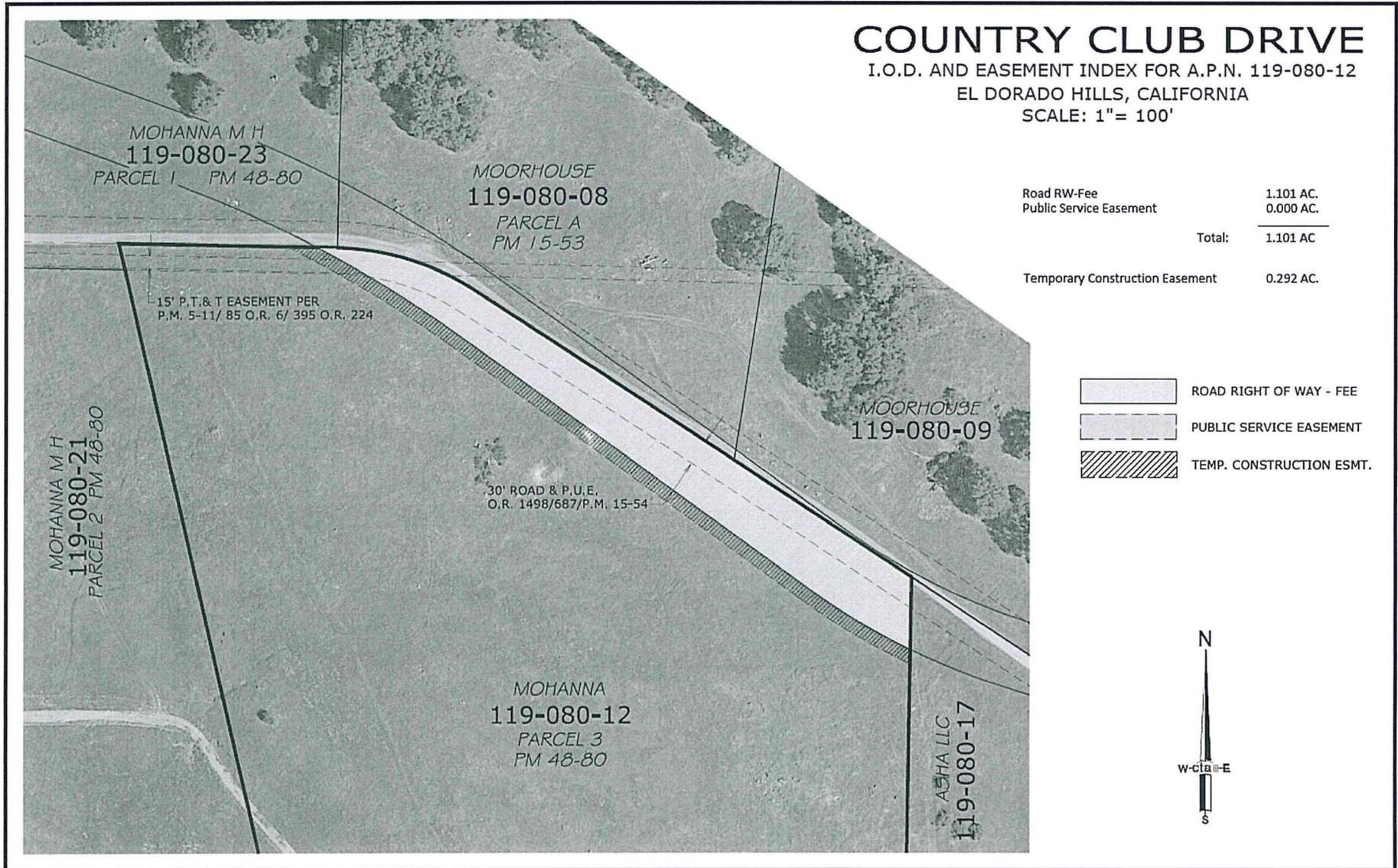
Proposed Project

- Realign Country Club Drive from Bass Lake Road/Old Bass Lake Road to Tierra de Dios Drive
- Includes two-lane road with 8-foot paved shoulders, sidewalks, and curbs and gutters
- Includes necessary improvements at Bass Lake Road Intersection

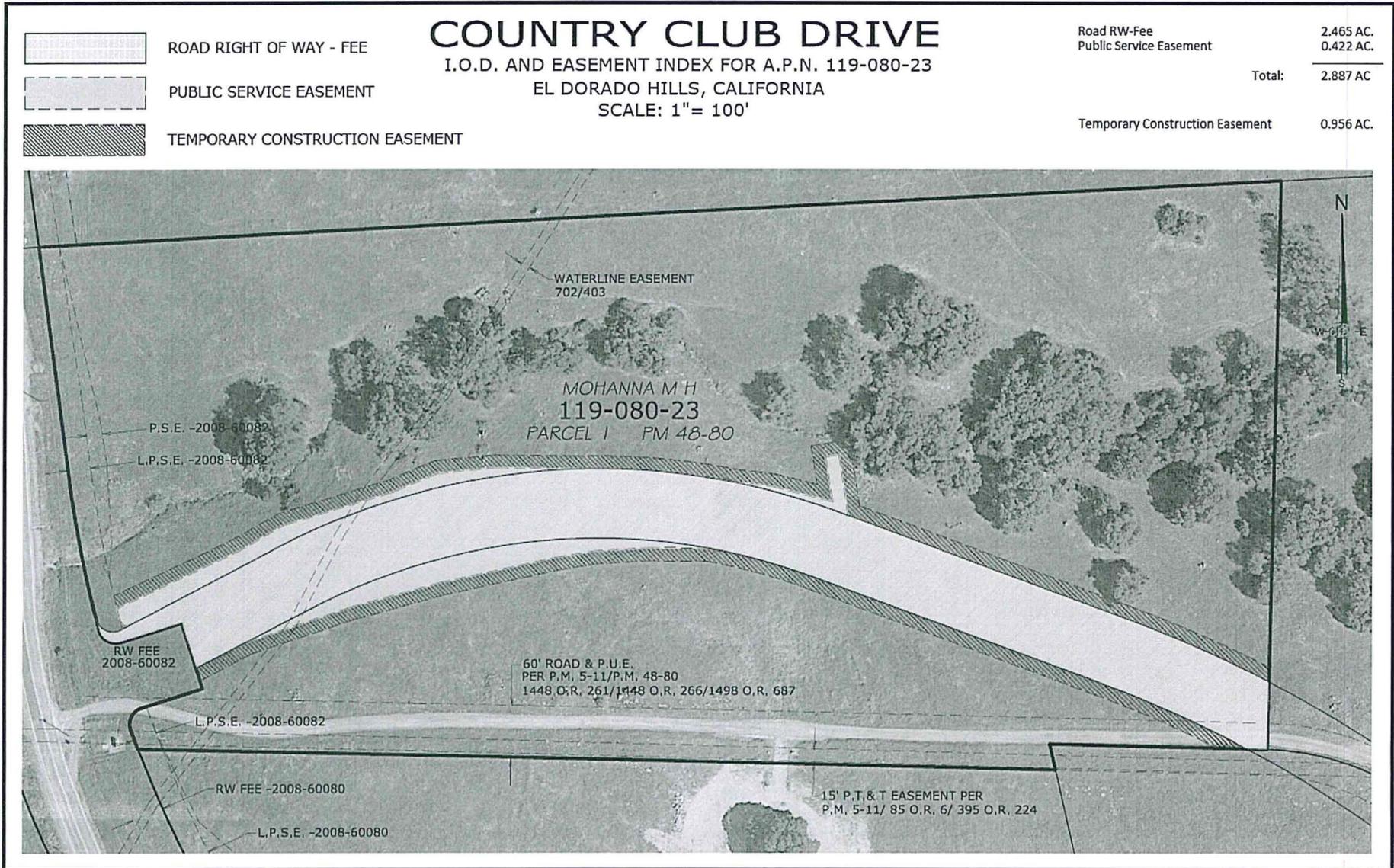
Funding

- This Project is funded by Developer Advanced TIM fees.

Project/Right of Way Map – Aerial View, parcel APN 119-080-12



Project/Right of Way Map – Aerial View, parcel APN 119-080-23



Right of Way Acquisitions

The Resolution of Necessity addresses right of way acquisitions needed from a total of two parcels. The below parcels represent the subject parcels for the Resolution.

- APN 119-080-12 (Mohanna)
Acquisitions from this parcel include: fee title and temporary construction easement
- APN 119-080-32 (Mohanna)
Acquisitions from this parcel include: fee title, public service easement, and temporary construction easement

The acquisition areas have been appraised by Pattison and Associates (licensed appraisers) and reviewed by staff and County Counsel.

Mohanna Parcels

Parcel 119-080-12

- Consists of 20.03 acres

Acquisitions Required

- 47,959.56 SF of Fee Title (1.101 acres)
- 12,719.52 SF of Temporary Construction Easement (0.292 acres)

Parcel 119-080-23

- Consists of 19.85 acres

Acquisitions Required

- 107,375.4 SF of Fee Title (2.465 acres)
- 18,369.25 SF of Public Service Easement (0.4217 acres)
- 41,643.36 SF of Temporary Construction Easement (0.956 acres)

Offer/Negotiations

- Owner has been offered fair market value for the acquisition
- Offer was made to owner October 2018
- Negotiations with owner have failed

Owner's Objections

- Owner claims proposed alignment will make it difficult to develop his properties

Project Need/Purpose

1. Project will improve traffic circulation consistent with the General Plan.
2. Country Club Drive realignment is necessary to mitigate existing and future level of service, traffic circulation, and safety deficiencies.
3. Necessary to provide access infrastructure for the planned Hawk View, Bell Woods, and Bell Ranch residential subdivisions.
4. Improve vehicle and pedestrian safety.
5. Includes conversion of the existing segment of Country Club Drive into a Class I bike path/multi-use trail.

Eminent Domain

Four Requirements for Eminent Domain Action (Condemnation):

1. The public interest and necessity require the proposed project.
2. The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.
3. The property sought to be acquired is necessary for the Project.
4. The offer required by section 7267.2 of the Government Code has been made to the owners of record.

DOT Recommendation

- Upon staff's presentation and any public testimony, staff recommends the Board adopt the Resolution of Necessity and findings contained herein for the Country Club Drive Alignment - Bass Lake Road to Tierra de Dios Drive Project CIP 71360 / 36105010.

*Note that a 4/5 vote is required

- We will now take any questions or comments from the Board of Supervisors and then from the public.