



PC 3/11/10
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SERRANO ASSOCIATES, LLC

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PLANNING DEPARTMENT
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Memorandum

TO: El Dorado County Planning Commission
FROM: Kirk Bone
DATE: March 11, 2010
ITEM #: 10
SUBJECT: Serrano Village J5/J6 – Z 08-0031 / PD 08-0019 / TM 08-1479

MESSAGE

Following are applicant-requested modifications to the Conditions of Approval as provided in your Staff Report. Deletions are shown in ~~strikeout~~ and additions are shown in underline.

- 15. **Offsite Road Improvements:** ~~The applicant shall construct the improvements of Bass Lake Road to the new alignment along the property frontage in accordance with DISM Standard Plan 101B to as follows:~~
 - a. ~~6 foot sidewalk with Type 2 vertical curb and gutter~~
 - b. ~~8 foot shoulder to include a type II Bike path~~
 - c. ~~12 AC roadway~~

~~The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.~~

The subject segment of Bass Lake Road is currently a two (2) lane undivided roadway (“Existing Bass Lake Road”) and is planned to be widened to a four (4) lane roadway (“Bass Lake Road Widening Project”). The Department of Transportation will determine in the future whether the roadway will be divided or undivided. The Bass Lake Road Widening Project is to be completed by the Department of Transportation and is included in the Department’s Capital Improvement Program, but is not programmed within the 10-year Capital Improvement Program approved by the Board of Supervisors on May 5, 2009. Completion of the Bass Lake Road Widening Project is programmed beyond 2018.

The Applicant has offered for dedication to the County, including the underlying fee thereto, for any and all public purposes, a 120-foot wide right of way for portions of Bass Lake Road shown as Lots MM, NN, and PP on the map of "El Dorado Hills Specific Plan, Unit No. 2", recorded February 25, 1994 in Book H, Page 81. Upon completion of the Bass Lake Road Widening Project, County shall quitclaim to the applicant all portions of Lots MM, NN, and PP not required for the Bass Lake Road Widening Project.

The applicant will be responsible for the following frontage improvements of Bass Lake Road contiguous to the applicant's subdivision ("Applicant's Frontage Improvements") in accordance with DISM Standard Plan 101B:

- 6-foot sidewalk measured from back of curb with Type 2 vertical curb and gutter
- 8-foot shoulder measured from face of curb to include a type II Bike path
- 12-foot AC roadway

Applicant's Frontage Improvements shall not extend beyond the limits of the applicant's subdivision into neighboring properties of the Bridlewood subdivision or El Dorado Irrigation District's Bass Lake property.

The Applicant's Frontage Improvements are part of the much larger Bass Lake Road Widening Project. Construction of the Applicant's Frontage Improvements in advance of the Bass Lake Road Widening Project would be economically inefficient and operationally problematic. Accordingly, the Department of Transportation and the applicant agree that the Applicant's Frontage Improvements shall be constructed by the Department of Transportation as part of the Bass Lake Road Widening Project and that the applicant shall be responsible to pay to the County the costs attributable to the Applicant's Frontage Improvements, according to the following schedule.

1. Prior to the filing of the Phase 1 final map or advertisement of the Notice to Bidders of the Bass Lake Road Widening Project, the Department of Transportation and the applicant shall mutually agree to an Engineer's Cost Estimate defining the quantities of Applicant's Frontage Improvements.

2. In the event the Department of Transportation elects to commence construction of the Bass Lake Road Widening Project in advance of the applicant filing its Phase 1 Final Map, the Department of Transportation shall notify the applicant of that election on or before publishing its advertisement of the Notice to Bidders of the Bass Lake Road Widening Project. Within 5 working days of Award of Contract of the Bass Lake Road Widening Project, the Department of Transportation shall submit to applicant a statement detailing applicants fair share of costs. Such fair share shall be determined by multiplying the mutually agreed quantities described above by the bid price contained in the Award of Contract of the Bass Lake Road Widening Project. Payment of that fair share amount shall be due and payable as a condition to applicant filing its Phase 1 Final Map. Payment in full shall fully satisfy applicant's obligation with respect to the Applicant's Frontage Improvements.

3. If the filing of the Phase 1 final map occurs prior to advertisement of the Notice to Bidders of the Bass Lake Road Widening Project, the applicant shall submit a cash payment, bond, letter of credit, or approved equivalent to the Department of Transportation for the Applicant's Frontage Improvements prior to the filing of the final map. Said cash payment, bond, letter of credit, or approved equivalent shall be based on a mutually agreed Engineer's Cost Estimate. Payment in full shall fully satisfy applicant's obligation with respect to the Applicant's Frontage Improvements.

The applicant shall also construct a driveway access between Existing Bass Lake Road and applicant's subdivision to the satisfaction of the Department of Transportation. The driveway access improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Notwithstanding the timing of construction, the Department of Transportation shall secure all Federal, State and local permits and approvals applicable to Department's Proposed Widening.

29. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadways, ~~frontage improvements along Bass Lake Road~~, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.