

# COUNTY OF EL DORADO

# DEPARTMENT OF TRANSPORTATION



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June 29, 2006

Mark Engstrom  
Sycamore Partners, LLC  
837 Jefferson Boulevard  
P.O. Box 1230  
West Sacramento, CA 95091

Subject: Cameron Park Drive / Country Club Drive Intersection Improvements Agreement Regarding Satisfaction of Mitigation Measure #11 for Food 4 Less (Design Review 01-0014, Grading Permit 146758-3, and referenced for Building Permit 171193-6)

Dear Mr. Engstrom,

As you know, we have decided to combine the operational improvements project at Cameron Park Drive and Palmer Avenue with the Cameron Park Drive and Country Club Drive intersection project. The decision to combine these improvements into a single project was made due to the physical proximity of the two project locations and the close construction schedules, which as a single project would ease the traffic control during the construction, and reduce inconvenience to the public.

Currently both projects have separate PS&E (Plans, Specifications, and Estimates) as two individual projects. As a part of combining the projects, the County has decided to retain DMJM, the consultant for the Palmer Avenue project, to be solely responsible for the combined project.

Discussions have taken place between Sycamore Partners and the Department of Transportation about satisfaction of the mitigation measures / conditions of Design Review 01-0014 and Grading Permit 146758-3 concerning off-site improvements (mitigation measure #11 - Country Club Drive intersection with Cameron Park Drive).

To satisfy the permits, Sycamore Partners agrees to the following:

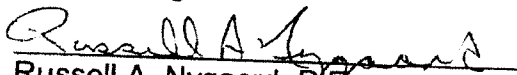
1. Sycamore Partners will be responsible for all of the engineering costs on the Cameron Park Drive and Country Club Drive intersection project incurred both by the County and Carter Burgess up to the point it is combined as a single project by DMJM.
2. Sycamore Partners will be responsible to make sure Carter Burgess, the engineering consultant for the Cameron Park Drive and Country Club Drive intersection project, will transfer all electronic files and hardcopies created to DMJM as needed to enable them to combine the PS&E for both projects.

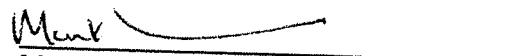
3. Sycamore Partners will be responsible for any project management costs incurred by Carter Burgess in answering questions from DMJM, while combining the PS&E for both projects.
4. Sycamore Partners will be responsible for all of the right-of-way and privacy fence costs incurred on the Cameron Park Drive and Country Club Drive intersection project. Based on the recently completed right of way effort, the total dollar amount for acquisition of a portion of the Addcox property (fee, SE, and TCE), plus title and escrow fees, plus the in-lieu payment for the privacy fence is estimated at fifty thousand eight hundred forty dollars (\$50,840). The deposit of the estimated payment shall be made to the El Dorado County Department of Transportation and delivered to the attention of Karen Barger in the Administration Division.

Once these responsibilities are fulfilled by Sycamore Partners, the County will deem mitigation measure #11 of DR01-0014 and Grading Permit 146758-3 satisfied, and Sycamore Partners will have no further obligations regarding the Cameron Park Drive and Country Club Drive intersection improvements project. In addition, the DOT will indicate that Sycamore Partners has met all Department of Transportation requirements for Building Permit 171193-6 from your application dated December 30, 2005.

In order to document this agreement, space is provided for both County and Sycamore Partners signatures below. I have included two copies of this letter; please sign and return both copies to me. I will also sign both and return one for your records. Please feel free to call me at 916-358-3551 or e-mail, if you have any questions regarding this issue.

Acknowledgements:

  
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El Dorado County DOT

  
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cc:

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