County of El Dorado

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Legislation Text

File #: 24-0554, **Version:** 1

Department of Transportation recommending the Board approve and authorize the Chair to sign Road Improvement Agreement 24-55069 for the Onsite and Offsite Road Improvements for Valley View Parkway, TM-14-1521, between the County and the Developer, Valley View Improvement Company, LLC in the amount of $25,686,247 and a term of two years effective upon final execution. (Supervisorial District 2)

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

On June 11, 2015 (Item 2, Legistar 15-0660 v1), the Planning Commission approved the East Ridge Villages Project, TM 14-1521 (Project). This Project is part of the Valley View Specific Plan, adopted by the Board on December 8, 1998 (Item 82). Department of Transportation (Transportation) is recommending the Board approve and authorize the Chair to sign the Onsite and Offsite Road Improvement Agreement for Valley View Parkway, TM 14-1521, Agmt #24-55069 (Agreement), between the County and Valley View Improvement Company, LLC (Developer).

In accordance with the Conditions of Approval approved by the Planning Commission and with the Improvement Plans entitled "Improvement Plans for Valley View Parkway - Sewer & Water Infrastructure, TM 14-1521" as approved by the County Engineer on January 30, 2024, the Developer shall construct an extension of Valley View Parkway extending southeast from the existing intersection with Blackstone Parkway. The roadway shall include medians, bicycle lanes in both directions, and sidewalks on the northbound side of the roadway. The Developer will also construct approximately 600 ft. of the internal "A" Street eastward from its intersection with Valley View Parkway, including bicycle lanes and sidewalks on both sides of the roadway. Additional grading and installation of underground utilities will be performed along the future alignments of additional internal streets, service roads, and the emergency vehicle access road connecting to Ryan Ranch Road at the southeast corner of the project. The Developer will also construct any and all other related improvements as required by the project's Improvement Plans, including road drainage, retaining walls, and water and sewer facilities.

The work described in the Agreement is anticipated to start in Spring/Summer 2024.

Section 12.08.155(A)(3) of the El Dorado County Ordinance Code requires that any party constructing an improvement in the County right-of-way with an estimated cost exceeding $250,000 enters into a road improvement agreement with the County. Approval of this Agreement will allow the Developer to make improvements as necessary to complete the project.

ALTERNATIVES

This Agreement is necessary for the Developer to construct the road improvements to extend the existing Valley View Parkway as included in the Valley View Specific Plan. If the Agreement is not approved, the Developer would not be able to construct the necessary improvements.

PRIOR BOARD ACTION
N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT
County Counsel

CAO RECOMMENDATION / COMMENTS
Approve as recommended.

FINANCIAL IMPACT
The Developer will bear the initial cost of constructing the improvements in the proposed Agreement, which are eligible for reimbursement subject to the terms of a separate Acquisition & Development Agreement. Funding for the improvements will be provided by the Community Facilities District (CFD) 2023-1 "East Ridge Village," which includes Valley View Parkway as a transportation improvement in its list of authorized facilities. The Developer has provided County satisfactory security for the improvements in the form of Performance and Laborers and Materialmens Bonds.

CLERK OF THE BOARD FOLLOW UP ACTIONS
1) The Clerk of the Board will obtain the Chair's signature on two (2) originals of the Agreement.
2) The Clerk of the Board will return one (1) original fully executed Agreement to Department of Transportation, attn: Lindsay Tallman, for final processing.

STRATEGIC PLAN COMPONENT
N/A

CONTACT
Rafael Martinez, Director
Department of Transportation