



## Legislation Text

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**File #:** 19-1220, **Version:** 1

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Department of Transportation recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Bass Lake Road Reconstruction and Country Club Drive Extension, CIP 71360, Road Improvement Agreement 19-54906, between the County and the Developer, Lennar Winncrest, LLC.

**FUNDING:** Developer Funded.

### **DISCUSSION / BACKGROUND**

Bass Lake Road is a Major Collector Road linking US Highway 50 with Green Valley Road. Similarly, Country Club Drive is also a Major Collector Road providing parallel capacity to US Highway 50 between the Interchanges with Cambridge and Bass Lake Roads. Both roadways are important thoroughfares in the Cameron Park and El Dorado Hills communities and modifications to these roadways were identified as far back as the mid 1990's. These Improvements have also been included in the General Plan, Bass Lake Hills Specific Plan, Capital Improvement Program (CIP) and Transportation Impact Mitigation (TIM) fee programs for many years.

The improvements set forth in this Offsite Road Improvement Agreement for Bass Lake Road Reconstruction and Country Club Drive Extension (RIA), are conditioned in the Bass Lake Hills Specific Plan which was approved by the Board on November 7, 1995. On September 19, 2017, the County executed Community Benefit and Development Agreements DA16-0001 (Item 22) for the Hawk View Residential Project, DA16-0002 (Item 24) or the Bell Woods Residential Project, and DA16-0003 (Item 23) for the Bell Ranch Residential Project (collectively referred to as DA Agreements) with Lennar Winncrest, LLC (Developer), which established various responsibilities for the project construction of off-site improvements including the Bass Lake Road reconstruction and Country Club Drive extension.

The RIA establishes the specific terms and conditions for the construction of the off-site improvements as required by the Development Agreements to perform the Bass Lake Road Reconstruction and Country Club Drive Extension, in accordance with approved plans. The work includes reconstructing Bass Lake Road from the US Highway 50 Interchange, north approximately 2,200 feet, realigning Country Club Drive along Tierra De Dios Drive and extending it to a new intersection with Bass Lake Road, signaling the intersection of Bass Lake and the Realigned Country Club Drive and converting the old County Club to a bicycle and pedestrian pathway.

The initial costs of these improvements are to be funded by the developer, and reimbursed through a combination of TIM Fee Credits and TIM Fee cash reimbursements. The general terms of reimbursement are identified in each Development Agreement, and will be further refined in a separate Credit and Reimbursement Agreement at a later date.

Based on the Engineers Estimate, the cost to complete the work is \$7,968,982.63. The work is anticipated to start this construction season, and be completed in 2020. A temporary construction detour will be constructed to the west of the current Bass Lake Road configuration to accommodate

traffic during stage construction. No full closures of any roadways are currently anticipated; however, construction related delays to traffic are anticipated.

### **ALTERNATIVES**

This Agreement is necessary for the Developer to construct Bass Lake Road Reconstruction and Country Club Drive Extension. If the Agreement is not approved, the Developer would not be able to construct the necessary improvements.

### **PRIOR BOARD ACTION**

See Discussion / Background Section above

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel

### **CAO RECOMMENDATION / COMMENTS**

It is recommended the Board approve this item.

### **FINANCIAL IMPACT**

The requested Board action has no associated fiscal impact or change to Net County Cost. Although the Developer will bear the initial cost of constructing the improvements in the proposed Agreement, these improvements are included in the Traffic Impact Mitigation Fee Program and the Developer will ultimately be reimbursed by the Traffic Impact Mitigation (TIM) Fee Program. However, with the current planned projects for the TIM Fee Program for Zone 8 (El Dorado Hills), the zone will see a negative amount of accumulated funds (projected between 2023 and 2028). This is just a projection at this time if all the planned projects proceed as planned.

### **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 RIA.
- 2) The Clerk of the Board will return one (1) fully executed original RIA to CAO, Procurement and Contracts Division, for final processing.

### **STRATEGIC PLAN COMPONENT**

Infrastructure/Economic Development/Public Safety - Infrastructure improvements are a vital component in the County's ability to stimulate economic growth and provide safe roads for the residents of El Dorado County and the traveling public.

### **CONTACT**

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Department of Transportation