



Legislation Text

File #: 21-1095, **Version:** 1

Department of Transportation recommending the Board:

- 1) Approve and authorize the Chair to sign Road Improvement Agreement 21-54985 for North Silver Dove Way East and Sienna Ridge Road, TM 14-1522, between the County and the Developer, Toll West Coast LLC; and
- 2) Adopt Resolution **096-2021** authorizing the temporary closure of portions of Sienna Ridge Road and North Silver Dove Way (Hawk View Road) east of Bass Lake Road for a period of ninety (90) days for the purpose of road improvements construction. The precise dates of the temporary road closure are to be determined by the Director of Transportation, but may not begin earlier than July 28, 2021.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

The Tentative Map for Bass Lake North (Z14-0008/PD14-0010/TM14-1522) was approved by the Board of Supervisors on February 28, 2017 (Item 33, Legistar 17-0088). Department of Transportation (Transportation) is recommending the Board approve and authorize the Chair to sign two items related to that map: (1) a Road Improvement Agreement 21-54985 for North Silver Dove Way East and Sienna Ridge Road, TM 14-1522, (Agreement) between the County and the Developer, Toll West Coast LLC (Developer); and (2) the proposed resolution authorizing the temporary closure of portions of Sienna Ridge Road and North Silver Dove Way (Hawk View Road) east of Bass Lake Road for a period of ninety (90) days.

Road Improvement Agreement

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 \$100,000 enters into a road improvement agreement with the County. The Developer is required by their Conditions of Approval (COAs) to make improvements to Sienna Ridge Road, replacing the existing curb and gutter and adding a sidewalk on the northbound frontage, as well as constructing the North Silver Dove Way extension east of Bass Lake Road to connect with Sienna Ridge Road. Per the COAs and improvement plans, the south end of Sienna Ridge Road will terminate in a turn-around, and Bass Lake Road will be accessed via the North Silver Dove Way extension. The necessary improvements have an estimated cost of \$1,906,229, and thus requires a road improvement agreement. The costs associated with the improvements are not eligible for reimbursement by the County, and all costs shall be borne by Developer.

Staff has prepared and the Developer has signed the attached Agreement. The Developer has also provided, and County Counsel has approved, the necessary Performance and Laborers and Materialmens Bonds. Staff recommends the Board approve and sign the attached Agreement.

Proposed Resolution for Road Closure

The Agreement requires the Developer to prepare a traffic control plan, and states that no road closure will be permitted without the approval of the Board. On June 29, 2021, the Developer

submitted a request to close a segment of Sienna Ridge Road from 100 feet south of Bronzewing Place to 200 feet south of North Silver Dove Way (Hawk View Road), as well as a segment of the North Silver Dove Way extension east of Bass Lake Road, to facilitate significant improvements to the road. A map of the sections of road to be closed and alternative routes can be found in Attachment G to this item. California Vehicle Code Section 21101(e) authorizes the Board to adopt a resolution authorizing a public officer to close a public road if it is necessary for the safety and protections of persons who use that street, and California Streets and Highways Code Section 942.5 authorizes the Board to close a county highway when it is necessary during construction, improvement, or maintenance operations.

Staff has reviewed the Developer's request and has determined that road closure is necessary to complete the improvements. Additionally, El Dorado Hills Fire Department (Fire) has reviewed and approved the proposed closure, and emergency access will be provided through the closure area as agreed with Fire.

The proposed resolution would authorize the Director of Transportation to order the temporary closure of a portion of the existing Sienna Ridge Road and North Silver Dove Way (Hawk View Road), in order to detour traffic and to establish an alternate access route for traffic use during the time of temporary closure. The earliest the proposed closure may be effective is July 28, 2021, and the closure will continue for a period of ninety (90) calendar days, including weekends and holidays, after the day the closure begins or until the Director of Transportation determines that the improvements are complete, whichever is sooner.

Transportation is recommending the Board find that the closure is necessary for the safety and protections of persons who are to use that portion of the street during construction, improvement, or maintenance, and adopt the proposed resolution authorizing the temporary closure of portions of Sienna Ridge Road and North Silver Dove Way. Transportation will provide notification of the pending temporary road closure and alternate route to the County Supervisors, business owners, residents, the general public, and to safety and law enforcement agencies in the Project area, through direct communications, signage, or flyers.

Conclusion

Approval of this Agreement and road closure via resolution will allow the Developers to make improvements to Sienna Ridge Road and the North Silver Dove Way extension, as necessary to complete the project.

ALTERNATIVES

This Agreement and proposed resolution are necessary for the Developer to construct the North Silver Dove Way and Sienna Ridge Road improvements. If they are not approved, the Developer would not be able to construct the necessary improvements.

PRIOR BOARD ACTION

As outlined in the Discussion / Background section above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, El Dorado Hills Fire Department

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

The requested Board action has no associated fiscal impact or change to Net County Cost. The Developers will bear the cost of constructing the improvements in the proposed Agreement.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on one (1) original of the Agreement.
- 2) The Clerk of the Board will return one (1) copy of the executed Agreement to CAO, Procurement and Contracts Division, attn: Tyler Prince, for final processing.
- 3) The Clerk of the Board will obtain the Chair's signature on the resolution.
- 4) The Clerk of the Board will forward a fully executed copy of the resolution to Transportation, attn.: Lindsay Tallman.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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Department of Transportation