



Legislation Text

File #: 22-0694, **Version:** 1

Department of Transportation recommending the Board consider the following:

- 1) Approve and authorize the Chair to sign Road Improvement Agreement 22-55016 for Beatty Drive on the Ridgeview Village Unit 9 project, TM 08-1477, between the County and the Developer, The New Home Company Northern California LLC; and
- 2) Adopt and authorize the Chair to sign Resolution **074-2022** authorizing the temporary closure of a portion of Beatty Drive in El Dorado Hills for a period of one hundred-twenty (120) days for the purpose of the construction of road improvements, beginning no earlier than June 21, 2022.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

The Tentative Map (TM 08-1477) for the Ridgeview Village, Unit 9 project (Project) was approved by the Planning Commission on October 24, 2019. Department of Transportation (Transportation) is recommending the Board approve and authorize the Chair to sign the Beatty Drive, TM 08-1477 Road Improvement Agreement 22-55016 (Agreement), between the County and The New Home Company Northern California LLC (Developer).

Road Improvement Agreement

In accordance with the Conditions of Approval approved by the Planning Commission on October 24, 2019, the Developer shall widen and improve Beatty Drive including adding curb and gutter along the length, installing sidewalks on the downhill side, adding traffic signs, restriping the roadways, and installing water lines, sewer lines, and headwalls. Monument signs and a traffic calming design entrance feature shall be installed at the northerly entrance to the Ridgeview Village Unit 9 subdivision along Beatty Drive.

The work described in the Agreement is anticipated to start in Summer 2022, and onsite improvements are currently underway.

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. The Developer has submitted a request to close a segment of Beatty Drive from Via Fiori to Powers Drive to facilitate significant improvements to the road. 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 Beatty Drive, in order to detour traffic and to establish alternate access routes for traffic use during the time of temporary closure. The earliest the proposed closure may be effective is June 21, 2022, and the closure will continue for a period of one hundred-twenty (120) 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 a portion of Beatty Drive. Transportation will provide notification of the pending temporary road closure and alternate routes 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

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. Approval of this Agreement and road closure via resolution will allow the Developers to make improvements to Beatty Drive as necessary to complete the project.

ALTERNATIVES

This Agreement and proposed Resolution are necessary for the Developer to construct the Beatty Drive Onsite Improvements. 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, 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 Developer will bear the cost of constructing the improvements in the proposed Agreement. The Developer has provided County satisfactory security in the form of Performance Bond 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 one (1) original of the Agreement.
- 2) The Clerk of the Board will return one (1) copy of the fully executed original Agreement to Department of Transportation, attn: Lindsay Tallman, 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

Rafael Martinez, Director
Department of Transportation