



County of El Dorado

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Legislation Details (With Text)

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On agenda: 7/18/2017 **Final action:** 7/18/2017

Title: Community Development Services, Department of Transportation, recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Green Valley Convenience Center PD12-0003, Agreement 17-54664, with Cameron Park Petroleum, Inc., for construction of road improvements on Green Valley Road and Sophia Parkway in the El Dorado Hills area with the Engineer's Estimate, the cost to complete the work is \$249,885.88, to be paid for by the Developer.

FUNDING: Developer Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 6A - Approved Contract Routing Sheet 7-18-17, 2. 6B - Road Improvement Agmt 17-54664 7-18-17, 3. Executed Agreement 7-18-17, 4. 5A - Blue Route 03-22-16, 5. 5B - Resolution Certifying The Environmental Impact Report BOS 03-22-16, 6. 5C - Resolution Approving Planned Development PD12-0003 BOS 03-22-16, 7. 5D - Staff Memo BOS 03-22-16, 8. 5E - Findings of Consistency BOS 03-22-16, 9. 5F - Conditions of Approval BOS 03-22-16, 10. 5G - Mitigation Monitoring and Reporting Program BOS 03-22-16, 11. 5H - Staff Memo Exhibits A-L BOS 03-22-16, 12. 5I - Staff Memo Exhibit M (DEIR) BOS 03-22-16, 13. 5J - Staff Memo Exhibits N-Q (DEIR Appendix A-D) BOS 03-22-16, 14. 5K - Staff Memo Exhibit R (FEIR) BOS 03-22-16, 15. 5L - Proof of Publication BOS 03-22-16, 16. Public Comment Rcvd 3-22-16 BOS 3-22-16, 17. Public Comment Rcvd 3-21-16 BOS 3-22-16, 18. Public Comment Rcvd 3-18-16 BOS 3-22-16, 19. Public Comment Rcvd 3-17-16 BOS 3-22-16, 20. Public Comment Rcvd 02-26-16 BOS 03-22-16, 21. Executed Resolution 046-2016 3-22-16, 22. Executed Resolution 047-2016 3-22-16, 23. APPROVED STAMPED Exhibits, 24. RECEIPT-Notice of Determination, 25. 4A - Blue Route 11-4-14, 26. 4B - Funding Agreement 11-4-14, 27. 4C - PMC Contract 11-4-14, 28. Executed Funding Agreement 11-4-14 item 41, 29. 3A - Peremptory Writ of Mandamus 9/16/14, 30. 2A - Attachment 1-Revised Findings Conditions 12/10/13, 31. 2B - Exhibit N-Drop Lane_Median 12/10/13, 32. 2C - Public Comment, 33. 2D - Public Comment rcvd 12-10-13, 34. A - Appeal Form 11/5/13, 35. B - Minutes 09-26-13 11/5/13, 36. C - Minutes 08-22-13 11/5/13, 37. D - Minutes 07-11-13 11/5/13, 38. E - Attachment 1-Findings Conditions 11/5/13, 39. F - Staff memo 09-24-13 11/5/13, 40. G - Staff memo 08-07-13 11/5/13, 41. H - Staff Memo 08-02-13 11/5/13, 42. I - Staff Memo 07-10-13 11/5/13, 43. J - Staff Memo 06-28-13 11/5/13, 44. K - Staff Report 11/5/13, 45. L - Agency Comment 11/5/13, 46. Public Comment Rcvd 10-24-13 thru 10-30-13, 47. M - Public Comment 11/5/13, 48. Public Comment Rcvd 11-1-13 thru 11-4-13, 49. Request for continuance Rcvd 10-30-13, 50. Public Comment rcvd 11-05-13, 51. Site Plans Rcvd 11-5-13, 52. Public Comment Rcvd 11-5-13

Date	Ver.	Action By	Action	Result
7/18/2017	6	Board of Supervisors	Approved	Pass
3/22/2016	5	Board of Supervisors	Approved	Pass
11/4/2014	4	Board of Supervisors	Approved	Pass
9/16/2014	3	Board of Supervisors	Approved	Pass
12/10/2013	2	Board of Supervisors	Approved	Pass

12/10/2013	2	Board of Supervisors	Approved	Pass
11/5/2013	1	Board of Supervisors	Approved	Pass

Community Development Services, Department of Transportation, recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Green Valley Convenience Center PD12-0003, Agreement 17-54664, with Cameron Park Petroleum, Inc., for construction of road improvements on Green Valley Road and Sophia Parkway in the El Dorado Hills area with the Engineer's Estimate, the cost to complete the work is \$249,885.88, to be paid for by the Developer.

FUNDING: Developer Funded.

DEPARTMENT RECOMMENDATION

Community Development Services, Department of Transportation (Transportation), recommending the Board approve the Offsite Road Improvement Agreement for Green Valley Convenience Center PD12-0003, Agreement 17-54664 (Agreement), with Cameron Park Petroleum, Inc. (Developer). The construction of these road improvements on Green Valley Road and Sophia Parkway are necessary to provide the proper access, egress, and utility services for the Green Valley Convenience Center project.

DISCUSSION / BACKGROUND

Planned Development PD12-0003 proposes an ARCO gas station, convenience store, and self-service carwash located at the Green Valley Road and Sophia Parkway intersection in the El Dorado Hills area.

On March 22, 2016 (Item 28), the Board adopted Resolution 047-2016 approving the Green Valley Convenience Center project. The development requires a raised median on Green Valley Road to restrict left turns, a signal pole relocation at the southeast corner of Green Valley Road/Sophia Parkway intersection, and widening on the southern portion of Green Valley Road adjacent to the project. A portion of Sophia Parkway will be slurry-sealed and a portion of Green Valley Road will be resurfaced, with installation of pavement markers and restriping included as part of the project. The Agreement defines the obligations of the Developer for the performance of the work within the County Right of Way.

Based on the Engineer's Estimate, the cost to complete the work is \$249,885.88, to be paid for by the Developer.

ALTERNATIVES

This Agreement is necessary for the approved development project to move forward. If the Agreement is not approved, the Developer would not be able to construct the necessary improvements to serve the project.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The requested Board action has no associated fiscal impact or Net County Cost. The Developer will

bear the cost of providing 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 the two (2) original copies of the Agreement.
- 2) The Clerk of the Board will return one (1) fully executed original copy of the Agreement to CDS Transportation, to the attention of Julie Millard.

STRATEGIC PLAN COMPONENT

Infrastructure, Economic Development, and Public Safety.

CONTACT

Bard R. Lower, Interim Director
Community Development Services, Department of Transportation