



Legislation Details (With Text)

File #: 18-0540 **Version:** 1
Type: Agenda Item **Status:** Approved
File created: 3/28/2018 **In control:** Board of Supervisors
On agenda: 5/22/2018 **Final action:** 5/22/2018
Title: Community Development Services, Department of Transportation, recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for North Silver Dove Way, Road Improvement Agreement 18-54823, between the County and the Developer, Lennar Winncrest, LLC.

FUNDING: Developer Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved CRS, 2. B - RIA - North Silver Dove, 3. Executed Agreement 18-54823

Date	Ver.	Action By	Action	Result
5/22/2018	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 North Silver Dove Way, Road Improvement Agreement 18-54823, between the County and the Developer, Lennar Winncrest, LLC.

FUNDING: Developer Funded.

DEPARTMENT RECOMMENDATION

Community Development Services, Department of Transportation (Transportation), recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for North Silver Dove Way, Road Improvement Agreement 18-54823 (Agreement), between the County and Lennar Winncrest, LLC (Developer), in order for the Developer to meet the Road Improvement Conditions of Approval for the Hawk View project.

DISCUSSION / BACKGROUND

On November 7, 1995, the Board approved the Bass Lake Hills Specific Plan (BLHSP). In 2004, the Board adopted the BLHSP Public Facilities Financing Plan (PFFP). North Silver Dove Way is identified in the BLHSP as a Primary Local Road and is subject to the provisions of the PFFP.

On May 24, 2005, the Board approved the Hawk View Tentative Subdivision Map, allowing for the development of 114 residential parcels. On April 28, 2016, the County approved a request to amend a number of conditions of approval and extended the life of the Tentative Map one additional year to May 2018.

On September 19, 2017 (Item 22), the Board executed a Community Benefit and Development Agreement (DA16-0001) with the Developer which extended the Hawk View Tentative Map for a period of 10 years and established various responsibilities for the project including construction of its'

off-site improvements. The Developer is proceeding with construction of the off-site improvements at this time. This Agreement sets forth the terms and conditions for the construction of North Silver Dove Way, and is necessary for the development of the project.

Based on the Engineers Estimate, the cost to complete the work is \$1,488,156.77, to be paid for by the Developer.

ALTERNATIVES

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

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 change to 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 two (2) originals of the Agreement.
- 2) The Clerk of the Board will return one (1) fully executed original of the Agreement to Transportation, attention Julie Millard.

STRATEGIC PLAN COMPONENT

Infrastructure, economic development

CONTACT

Rafael Martinez, Director
Community Development Services, Department of Transportation