



## Legislation Details (With Text)

**File #:** 24-0638      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 3/26/2024      **In control:** Board of Supervisors

**On agenda:** 9/24/2024      **Final action:** 9/24/2024

**Title:** Department of Transportation recommending the Board consider the following related to the Country Club Drive Realignment project consistent with the Bass Lake Hills Specific Plan:  
 1) Adopt and authorize the Chair to sign Resolution 163-2024 to accept the making of an Irrevocable Offer of Dedication (IOD) for Road Right-of-Way (in fee) on a portion of Assessor's Parcel Number (APN) 119-080-017-000 (Attachment B);  
 2) Adopt and authorize the Chair to sign Resolution 152-2024 to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-010-000 (Attachment E);  
 3) Adopt and authorize the Chair to sign Resolution 153-2024 to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-009-000 (Attachment H);  
 4) Adopt and authorize the Chair to sign Resolution 154-2024 to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-008-000 (Attachment K);  
 5) Adopt and authorize the Chair to sign Resolution 155-2024 to accept the making of an IOD for a Drainage Easement on a portion of APN 119-080-009-000 (Attachment N);  
 6) Authorize the Chair to sign the four (4) Certificates of Acceptance of IODs for the Road Right-of-Way (in fee) and one (1) Certificate of Acceptance of IOD for the Drainage Easement; and  
 7) Direct the Clerk of the Board to record the Resolutions with the Certificates of Acceptance attached. (District 1)

FUNDING: Road Fund.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Counsel Approval (-017), 2. B - Resolution to Accept IOD for 119-080-017-000, 3. C - Acknowledged IOD for 119-080-17, 4. D - Counsel Approval (-010), 5. E - Resolution to Accept IOD for 119-080-010-000, 6. F - Acknowledged IOD for 119-080-10, 7. G - Counsel Approval (-009), 8. H - Resolution to Accept IOD for 119-080-009-000, 9. I - Acknowledged IOD for 119-080-09, 10. J - Counsel Approval (-008), 11. K - Resolution to Accept IOD for 119-080-008-000, 12. L - Acknowledged IOD for 119-080-08, 13. M - Counsel Approval (Easement), 14. N - Resolution to Accept IOD for 119-080-009-000 (Easement), 15. O - Acknowledged IOD for 119-080-09 (Easement), 16. Executed Resolution 163-2024, 17. Executed Resolution 155-2024, 18. Executed Resolution 154-2024, 19. Executed Resolution 153-2024, 20. Executed Resolution 152-2024

Date	Ver.	Action By	Action	Result
9/24/2024	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board consider the following related to the Country Club Drive Realignment project consistent with the Bass Lake Hills Specific Plan:

- 1) Adopt and authorize the Chair to sign Resolution **163-2024** to accept the making of an Irrevocable Offer of Dedication (IOD) for Road Right-of-Way (in fee) on a portion of Assessor's Parcel Number (APN) 119-080-017-000 (Attachment B);
- 2) Adopt and authorize the Chair to sign Resolution **152-2024** to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-010-000 (Attachment E);
- 3) Adopt and authorize the Chair to sign Resolution **153-2024** to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-009-000 (Attachment H);

- 4) Adopt and authorize the Chair to sign Resolution **154-2024** to accept the making of an IOD for Road Right-of-Way (in fee) on a portion of APN 119-080-008-000 (Attachment K);
  - 5) Adopt and authorize the Chair to sign Resolution **155-2024** to accept the making of an IOD for a Drainage Easement on a portion of APN 119-080-009-000 (Attachment N);
  - 6) Authorize the Chair to sign the four (4) Certificates of Acceptance of IODs for the Road Right-of-Way (in fee) and one (1) Certificate of Acceptance of IOD for the Drainage Easement; and
  - 7) Direct the Clerk of the Board to record the Resolutions with the Certificates of Acceptance attached.
- (District 1)

**FUNDING:** Road Fund.

**DISCUSSION / BACKGROUND**

On April 28, 2016, the Board of Supervisors extended three tentative maps in conjunction with the approval of Development Agreements on each project: Bell Ranch (TM96-1321-R-3/TM96-1321-E-2), Bell Woods (TM01-1380-R/ TM01-1380-E), and Hawk View (TM00-1371-R/TM00-1371-E) (referred to hereafter collectively as “Subdivision Projects”). All three Subdivision Projects were put forth by the developer Lennar Winncrest, LLC (Developer), and each of the Subdivision Projects were conditioned to construct the realignment of Country Club Drive in Cameron Park, extending from the previous alignment of Tierra De Dios Drive westward to Bass Lake Road, consistent with the Bass Lake Hills Specific Plan (BLHSP).

The Department of Transportation (Transportation) shows the new segment of Country Club Drive is included in the BLHSP circulation map, as well as being identified in the associated Public Facilities Financing Plan (PFFP). Additionally, the improvements were included in the Capital Improvement Program (CIP) as project #71360, “Country Club Drive Realignment - Bass Lake Road to Tierra de Dios Drive.”

Because these improvements were off site, the underlying land could not be dedicated by the Developer via the Final Maps of any of the Subdivision Projects. An existing alignment of City Lights Drive had been previously dedicated as a Road & Public Utility Easement on Parcel Maps 5-11, 15-53, and 48-80, but additional right-of-way was required to accommodate the final design.

A portion of the underlying right-of-way was purchased by the County from the owner, M.H. Mohanna, as approved by the Board on July 16, 2019 (Legistar File 19-1008), and recorded on Grant Deeds 2019-0050961 and 2019-0050962 for APNs 119-080-12 and 119-080-23, respectively. To complete the alignment, several Irrevocable Offers of Dedication (IODs) were made on portions of parcels affected by the new road alignment. The Board consented to the making of each of those dedications as described below, and the Resolutions considered in this item formally accept each offer made.

The affected parcels and IODs are as follows:

- APN 119-080-17, Fee ROW dedicated by Asha LLC on September 8, 2017. Consented to by the Board on April 30, 2019, Legistar File 19-0639, and recorded at 2019-0016547
- APN 119-080-10, Fee ROW dedicated by Jean Dolores Wyckoff on July 21, 2017. Consented to by the Board on April 30, Legistar File 19-0638, and recorded at 2019-0016548
- APN 119-080-09, Fee ROW dedicated by Richard F. Moorhouse Jr. and Karen L. Moorhouse, as Co-Trustees of The Richard F. and Karen L. Moorhouse Family Trust, Established September 30, 1999 (Moorhouse) on June 29, 2017. Consented to by the Board on July 17, 2018, Legistar File 18-1026, and recorded at 2018-0028251

- APN 119-080-09, Drainage Easement dedicated by Moorhouse on June 29, 2017. Consented to by the Board on July 17, 2018, Legistar File 18-1026, and recorded at 2018-0028249
- APN 119-080-08, Fee ROW dedicated by Moorhouse on June 29, 2017. Consented to by the Board on July 17, 2018, Legistar File 18-1026, and recorded at 2018-0028250

Subsequent to the Board's acceptance of these IODs, Transportation will accept the segment of Country Club Drive into the County Maintained Mileage System. The roadway has been constructed by the Developer, and its warranty period completed.

Authorization for recording of said Acceptances is pursuant to Government Code Section 7050.

## **ALTERNATIVES**

N/A

## **PRIOR BOARD ACTION**

Outlined in the Discussion / Background section above.

## **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel.

## **CAO RECOMMENDATION / COMMENTS**

Approve as recommended.

## **FINANCIAL IMPACT**

There is no fiscal impact or Net County Cost associated with this item. A subsequent item will be brought forth after approval of these IODs to accept the new alignment of Country Club Drive into the County Maintained Mileage System; future maintenance of the roadway will be funded by Road Fund.

## **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) The Clerk of the Board will obtain the Chair's signature on one (1) original of each Resolution.
- 2) The Clerk of the Board will obtain the Chair's signature on one (1) original of each Certificate of Acceptance.
- 3) The Clerk of the Board will forward the authorized documents for recording to the County Recorder's Office.
- 4) The Clerk of the Board will return a copy of the executed documents to Transportation, attn. Lindsay Tallman, for further processing.

## **STRATEGIC PLAN COMPONENT**

Priority: N/A

Action Item: N/A

## **CONTACT**

Rafael Martinez, Director  
Department of Transportation