



## Legislation Details (With Text)

**File #:** 24-1558      **Version:** 1

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

**File created:** 8/28/2024      **In control:** Board of Supervisors

**On agenda:** 11/5/2024      **Final action:** 11/5/2024

**Title:** Department of Transportation recommending the Board adopt and authorize the Chair to sign Resolution 197-2024 accepting the realigned Country Club Drive into the El Dorado County Maintained Mileage System. (District 1)

FUNDING: Road Fund.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Counsel Approval, 2. B - Resolution, 3. C - Grant Deeds, 4. D - IOD Offers and Acceptances, 5. E - Easements, 6. F - Conditions of Approval, 7. G - Improvement Plans, 8. Executed Resolution 197-2024

Date	Ver.	Action By	Action	Result
11/5/2024	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board adopt and authorize the Chair to sign Resolution **197-2024** accepting the realigned Country Club Drive into the El Dorado County Maintained Mileage System. (District 1)

**FUNDING:** Road Fund.

**DISCUSSION / BACKGROUND**

Three projects were conditioned to construct the realignment of Country Club Drive in Cameron Park, extending from the previous alignment of Tierra De Dios Drive (also known as Morrison Road on planning documents) westward to Bass Lake Road, consistent with the Bass Lake Hills Specific Plan (BLHSP). In service of those Conditions of Approval, Transportation seeks to accept the realigned Country Club Drive into the County’s Maintained Mileage System.

In the BLHSP, Country Club Drive is included in the circulation map and is identified as an eligible facility in the associated Public Facilities Financing Plan (PFFP). Additionally, the improvements were included in the County’s Capital Improvement Program (CIP) as project #71360, “Country Club Drive Realignment - Bass Lake Road to Tierra de Dios Drive.”

The 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) projects, referred to hereafter collectively as “Subdivision Projects,” were advanced by Lennar Winncrest LLC (Developer). On April 28, 2016, the Planning Commission granted each Subdivision Project a time extension to their respective tentative maps concurrently with making minor modifications to their respective Conditions of Approval. Those Conditions of Approval for all three Subdivision Projects included the following requirements under the header “Off-Site Improvements - Specific Plan Urban Collectors and Major Transportation Facilities:”

“A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits [...]"

“C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, [...]"

“D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection[...]"

Because these improvements were offsite, the underlying land could not be dedicated via the Final Maps of any of the Subdivision Projects and offsite right-of-way was acquired separately to accommodate the final design. Grant Deeds 2019-0050961 and 2019-0050962 for portions of Assessor's Parcel Numbers (APNs) 119-080-12 and 119-080-23, respectively, were recorded on November 26, 2019, and IODs for portions of APNs 119-080-17, 119-080-10, 119-080-09, and 119-080-08 along with a drainage easement over APN 119-080-09 were recorded on September 25, 2024.

Improvements for the Country Club Drive Realignment were made under the Offsite Road Improvement Agreement for Bass Lake Road Reconstruction & Country Club Drive Extension, CIP #71360, Agreement #19-54906, between the County and the Developer. The project was substantially completed and accepted as complete on July 13, 2021, with a warranty period through July 13, 2022. The Performance Bond was released on November 15, 2023, after the completion of final warranty repairs. The Improvements are considered fully complete and eligible for inclusion in the Maintained Mileage System.

Transportation recommends that the Board approve the attached Resolution, thus accepting the realigned Country Club Drive into the El Dorado County Maintained Mileage System.

## **ALTERNATIVES**

N/A

## **PRIOR BOARD ACTION**

On April 28, 2016 (Legistar File 16-0198 v2, 16-0199 v2, and 16-0195 v2), the Planning Commission granted time extensions to the 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) projects.

On July 16, 2019 (Legistar File 19-1008), the Board approved the acquisitions of portions of APNs 119-080-12 and 119-080-23, along with public service easements and temporary construction easements over the same parcels, from M.H. Mohanna a married man, as his sole and separate property.

On September 17, 2024 (Legistar File 24-0638), the Board accepted the dedications of portions of APNs 119-080-17, 119-080-10, 119-080-09, and 119-080-08 and a drainage easement over 119-080-09 from their respective owners; each dedication had previously been acknowledged and consented

to by the Board as previous actions.

On August 2, 2019 (Legistar File 19-1220), the Board approved the Offsite Road Improvement Agreement for Bass Lake Road Reconstruction & Country Club Drive Extension, CIP #71360, Agreement #19-54906, between the County and Lennar Winncrest, LLC. On July 13, 2021 (Legistar File 21-1016), the Board accepted the road improvements under the agreement as complete.

#### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel

#### **CAO RECOMMENDATION / COMMENTS**

Approve as recommended.

#### **FINANCIAL IMPACT**

Adding Country Club Drive to the County Maintained Mileage System will slightly increase State funding for road maintenance, based upon the addition of centerline mileage to the system. Any future maintenance of the roadway will be part of Transportation's usual maintenance activities.

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

1. The Clerk of the Board will obtain the Chair's signature on the Resolution.
2. The Clerk of the Board will return a copy of the Resolution 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