



Legislation Text

File #: 14-0579, **Version:** 1

Community Development Agency, Transportation Division, recommending the Board consider the following:

- 1) Adopt Resolution **054-2014** to Accept the Irrevocable Offers of Dedication No. 2014-001 for Right of Way and Public Services Easement along Sunset Lane; and
- 2) Adopt Resolution **055-2014** to Acknowledge and Reject the Irrevocable Offer of Dedication No. 2014-002 along Becken Lane provided from Mercy Housing regarding Trailside Terrace Multi-Family Housing Development in Shingle Springs.

Fiscal Impact/Change to Net County Cost

There is no fiscal impact or Net County Cost associated with this item.

Background

Design Review 11-0001-S was approved by Planning Services on March 21, 2011 for Mercy Housing to construct a multi-family housing development along Sunset Lane on APN# 090-430-62-100. Construction is complete and the housing is now occupied; however, the developer needs to satisfy Conditions of Approval for the permit, including dedication of road right of way and a public services easement to the County for construction of a bus turn out prior to project close out. The bus turn out/public services easement will incorporate a bus shelter with a bench and lighting and will accommodate alternative transportation for residents and guests of Sunset Lane apartments, surrounding homes, and businesses.

Reason for Recommendation

Transportation recommends the Board approve, accept, and acknowledge, but reject the Right of Way documents necessary to complete developer dedications and fulfill developer's Conditions of Approval as listed below:

- 1) Transportation recommends that the Board accept the Irrevocable Offer of Dedication for Road Right of Way with an Easement of 30 feet half width. (Condition Item #23, Sunset Lane)
- 2) Transportation recommends that the Board acknowledge the Irrevocable Offer of Dedication for Road Right of Way with an Easement of 25 feet half width, but reject the offer until such time as the remainder of the Right of Way for Becken Lane is available and the roadway is constructed. (Condition Item #24, Becken Lane)
- 3) Transportation recommends that the Board accept the Public Service Easement for Road Right of Way for purposes of a bus turn out. (Condition #25, Sunset Lane)

Clerk of the Board Follow Up Actions

- 1) The Clerk will obtain the Chair's signature on the Resolutions.
- 2) The Clerk will forward the authorized documents for recording to the County Recorder's office.
- 3) The Clerk will return copies of the executed documents to Transportation.

Contact

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Community Development Agency

Concurrences
County Counsel