



Legislation Text

File #: 16-0484, **Version:** 1

Community Development Agency, Administration and Finance Division, recommending the Board approve and authorize the Chair to sign Agreement to Fund Road Improvement Project at County Service Area 9, Zone of Benefit 98102 between the County and Landowner, individually and collectively East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, in the estimated amount of \$38,747.

FUNDING: Developer Funded.

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Administration and Finance Division (Administration and Finance), recommending the Board approve and authorize the Chair to sign Agreement to Fund Road Improvement Project at County Service Area 9, Zone of Benefit 98102 between the County and Landowner, individually and collectively East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, in the estimated amount of \$38,747 (Funding Agreement).

DISCUSSION / BACKGROUND

Landowner submitted an application to the County for approval of subdivision East Ridge Village, Tentative Map (TM) 14-1521, approved by the County Planning Commission on June 11, 2015. Condition of Approval 47 for TM 14-1521 requires implementation of the Wildland Fire Safety Plan, dated August 24, 2014, prior to obtaining approval of an Improvement Plan for the project. Under the Wildland Fire Safety Plan, five (5) options are included for clarification of the Emergency Vehicular Access (EVA) for the proposed subdivision, at least two of which include connection to the Ryan Ranch Road system, which lies within the County Service Area 9, Zone of Benefit 98102, Ryan Ranch Road Zone (Zone).

The potential connection from East Ridge Village to the Ryan Ranch Road system is by an unnamed road segment crossing Assessor's Parcel Numbers 087-200-01, 087-200-02, and 087-200-03. An Irrevocable Offer of Dedication (IOD) for the road and public utility easement was made to the County by Silverado Title Company in connection with Parcel Map 77-252. On February 14, 1978, the Board rejected the IOD, reserving the right to accept it at any time. The IOD is recorded in Book 1614 beginning with page 433 of the Official Records of the County.

The Zone was formed on December 20, 1983, by Resolution 357-83 to provide road and drainage improvements and maintenance within the Zone boundaries. The roads within the Zone are included in the recorded IOD and are considered to be public roads, though they are not included in the County's Maintained Mileage System. As such, work on the Zone roads is subject to the ordinances, regulations and requirements of public agency contracting.

CDA staff met with representatives of Landowner, the El Dorado Hills Fire Department (Fire Department), and the Zone Advisory Committee to discuss the potential use of the unnamed road segment for an EVA for East Ridge Village, and determined that such would be of a mutual benefit to both East Ridge Village and the Zone. Landowner agreed to provide funding to improve the road

segment to current fire safe standards prescribed by the Fire Department. Once the improvement is completed, the Zone will be responsible for continued maintenance of that portion of the EVA that lies within the Zone boundaries.

A second meeting took place with representatives from Administration and Finance, the Fire Department, and the Zone to determine the scope of work required on the road segment in order to meet the fire safe standards. The scope of work proposed in the Funding Agreement resulted from that meeting, is consistent with the work proposed by Landowner, and meets the fire safe standards set forth by the Fire Department.

The Ryan Ranch Road Zone Advisory Committee has proposed a road maintenance project during the summer of 2016, including a single application of chip seal on all of the roads within the Zone. Administration and Finance Division is preparing the associated bid documents and anticipates including the EVA improvements as an item of work in the bid project. Completion of the work is anticipated by September 30, 2016.

Upon full execution of the Funding Agreement, Administration and Finance staff will contact Landowner to obtain the funds due under terms of the contract, and deposit them into the account of the Zone. Expenditures will be monitored for the EVA portion of the work.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, El Dorado Hills Fire Department

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendations.

FINANCIAL IMPACT

Approval of the Funding Agreement will result in additional Landowner revenue of \$38,747 for the County to contract for completion of the project on behalf of the Landowner and the Zone. There is no fiscal impact or Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on one (1) original of Funding Agreement.
- 2) The Clerk of the Board will return one (1) fully executed copy of the Funding Agreement to Administration and Finance.

STRATEGIC PLAN COMPONENT

Infrastructure, Public Safety

CONTACT

Kate Sampson, Assistant Director
Administration and Finance Division
Community Development Agency