



Legislation Text

File #: 16-1087, **Version:** 1

Community Development Services, Department of Transportation, recommending the Board:

1) Adopt and authorize the Chair to sign Resolution **117-2017** to accept the Irrevocable Offer of Dedication from Joseph P. Williams, Jr., also shown of record as Joseph P. Williams, Trustee of the Williams Family Living Trust dated September 19, 1991, for road right of way, public utilities easement, and slope easement, and authorize the Chair to sign the Certificate of Acceptance pertaining to the property identified as Assessors Parcel Number 119-090-17 in El Dorado Hills; and
2) Adopt and authorize the Chair to sign Resolution **118-2017** to accept the facilities and right of way of the following, into the County's maintained mileage system: Hollow Oak Drive, Ore Cart Court, Samuel Way, Whistlers Bend Way, Whiskey Drift Drive, Copper Lantern Court, Salt Wash Way, Spinning Wheel Court, and Cradle Mountain Court.

FUNDING: There is no funding associated with adopting these Resolutions.

DEPARTMENT RECOMMENDATION

The Department of Transportation (Transportation), has reviewed the Irrevocable Offer of Dedication (IOD) and recommends the Board adopt the Resolution accepting the IOD and authorize the Chair to sign the Certificate of Acceptance.

Transportation approved completion of the Hollow Oak Drainage Project, CIP 72369, on November 28, 2016. Per the Easement and Dedication Agreement dated July 31, 2002, the County agreed to accept any road constructed upon the Easement.

With acceptance of the Williams IOD, Hollow Oak Drive will be fully owned by the County.

With the completion of the subdivision the following roads are recommended for adoption into the County's maintained mileage:

1. Hollow Oak Drive,
2. Ore Cart Court,
3. Samuel Way,
4. Whistlers Bend Way,
5. Whiskey Drift Drive,
6. Copper Lantern Court,
7. Salt Wash Way,
8. Spinning Wheel Court, and
9. Cradle Mountain Court

Improvements for Hollow Oak Subdivision Units 1, 2, 3, and 4 have been accepted by the Board of Supervisors (March 31, 2015 Item 8; August 8, 2011 Items 15 and 16; respectively). Since the County approved and accepted the improvements, and a Zone of Benefit has been created for all four subdivision units, it follows that these roads should be entered into the County maintained mileage system.

DISCUSSION/BACKGROUND

In the late 1990s and early 2000s Joseph P. Williams (Owner) entered into the Bass Lake Hills Development Agreement for the development and subdivision of their property. Pursuant to that Agreement, Owner was required to dedicate certain right of way for construction of streets and improvements by way of an Easement and Dedication Agreement to the County.

Prior to execution of that Easement and Dedication Agreement, and after the completion of development of neighboring parcels in the 2000s, it was discovered that drainage facilities associated with and approved by the County were insufficient and runoff damaged the Owner's property. The County then created and designed the Hollow Oak Drainage Project, CIP 72369 (Project). Budget constraints and design changes for the Project took several years to resolve and improvements were completed in 2016. Subject IOD was signed by Owner on October 23, 2014.

The Project was subject to the California Environmental Quality Act (CEQA). The CEQA Categorical Exemption was filed on February 2, 2011 and construction of the drainage project was completed in 2016. The Notice of Acceptance for the project was approved on November 28, 2016. The Resolution to Accept the Irrevocable Offer of Dedication will close out the file on this property.

Improvements for Hollow Oak Subdivision Units 1, 2, 3, and 4 have been accepted by the Board of Supervisors (March 31, 2015 Item 8; August 8, 2011 Items 15 and 16; respectively). Since the County approved and accepted the improvements, and a Zone of Benefit has been created for all four subdivision units, it follows that these roads should be entered into the County maintained mileage system.

ALTERNATIVES

If the Board chooses not to accept the IOD, planned development in the area will need to be redesigned, and tentative maps revised to exclude this area, impacting proposed landscaping, open space areas, and building setbacks.

With the exception of the subject IOD, the remainder of Hollow Oak Drive has been previously accepted by the County. The Subdivision Improvement Agreements for Hollow Oak Subdivision Units 1, 2, 3, and 4 states that upon completion of improvements agreed to be performed, the County would accept streets of subdivision into County's road system for maintenance. In addition, Final maps for Hollow Oak Subdivisions 1 through 4 state Irrevocable Offers of Dedication were conveyed to the County for the courts, drives, ways, and roads showed therein. The subdivisions' improvements have been accepted as complete by the Board. It is in the County's best interest to add Hollow Oak Drive, as well as the roads listed above to the County's maintained mileage system.

OTHER DEPARTMENT/AGENCY INVOLVEMENT

County Counsel has reviewed and approved proposed resolutions.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The requested Board actions will have no associated 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 the Resolution and Certificate of Acceptance pertaining to Joseph P. Williams, Jr. and APN 119-090-17.
- 2) The Clerk of the Board will obtain the Chair's signature on one (1) original of the Resolution to accept Hollow Oak Drive and the roads of Hollow Oak Subdivisions 1 through 4 in El Dorado Hills into the County's maintained mileage system.
- 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 forward one (1) copy of the executed documents to Transportation, Attn: Jackie Cook.

STRATEGIC PLAN COMPONENT

Infrastructure, Economic Development

CONTACT

Bard R. Lower, Interim Director
Community Development Services, Department of Transportation