



# County of El Dorado

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## Legislation Text

File #: 07-2015, Version: 2

Transportation Department recommending Resolution amending the West Valley Village Zone of Benefit 98612 within County Service Area 9 adding facilities to the collector roads designated for maintenance.

**RECOMMENDED ACTION:** Adopt Resolution **123-2008**.

**FUNDING:** Special tax levied on parcels within the West Valley Village Zone of Benefit

BUDGET SUMMARY:		
Total Estimated Cost		\$ 200.00
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$ 200.00	
Total Funding Available	\$ 200.00	
Change To Net County Cost		\$ 0.00

### Fiscal Impact/Change to Net County Cost:

The minimal cost associated with the amending the Zone will be paid by the applicant, and funding for extended services will be provided by a special tax that was approved through a mailed ballot landowner election and ratified by your Board on August 29, 2006 under Resolution 273-2006. The additional right of way will add 9,606 square feet of roadway and one 67 linear foot concrete drainage span ("con-span"). The engineer's report submitted with the application to amend the Zone indicates that maintenance of the additional facilities will be supported by the per parcel amount of \$141.00 already approved, and will not result in an increased cost to the zone. There is no Net County Cost.

### Background:

Your Board formed the West Valley Village Zone of Benefit #98612 on July 18, 2006 by Resolution 233-2006 for the purpose of providing road and drainage facility improvement and maintenance services upon the primary collector roads and associated drainage facilities within the Zone boundaries, specifically portions of Valley View Parkway, Blackstone Parkway, Cornerstone Drive and Royal Oaks Drive.

Number 70 of the Conditions of Approval for subdivision map TM 99-1359 requires the developer to provide a secondary access for ingress and egress to the school site, Assessors Parcel Number 118-140-33. The access is described in an Irrevocable Offer of Dedication to be considered by your Board under a separate companion item, Legistar reference number 07-1861.

The amendment to the Zone does not alter the Zone boundaries or the types of services provided within the Zone, it only adds to the facilities that will receive the services by adding the secondary access to the school site to the primary collector road system that will be maintained with Zone funds upon completion. This is consistent with the purpose of the Zone. The primary access to the school site is located on Royal Oaks Drive north of the intersection with Blackstone Parkway.

Reason for Recommendation:

A request from Lennar Communities on behalf of West Valley LLC, a California Limited Liability Company, one of the original applicants to form the Zone, and the Buckeye School Districts was received by staff for the addition of facilities to the West Valley Village Zone of Benefit #98612. The previously approved per parcel tax amount of \$141.00 will sufficiently cover the cost of maintaining the additional road and concrete span that will serve as the second access for the school site. Because the school site may potentially be used by the majority of residents within the zone boundaries, and the primary access was included in the collector road system at formation, it is logical to include the additional right-of-way in the collector road system as well.

The *Policy and Procedure Guidelines for Creation and Administration of a Zone of Benefit within a County Service Area* state that with certain exceptions, the County of El Dorado may not lawfully provide maintenance on property which is not owned by the County or for which there is no Irrevocable Offer of Dedication. Said offer has been made and acknowledged, but rejected under a separate Resolution with companion item, Legistar Reference #07-1861.

Action to be taken following Board approval:

1. The Clerk of the Board will provide two copies of the Resolution Amending the West Valley Village Zone of Benefit 98612 to the Department of Transportation.
2. Department of Transportation Staff will provide written confirmation to Lennar Communities on behalf of West Valley LLC and to the Buckeye School District that the road right of way and concrete span have been added to collector roads designated for maintenance by the Zone.

Contact:

Richard W. Shepard, P.E.

Concurrences:

County Counsel