



# County of El Dorado

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## Legislation Text

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**File #:** 18-0541, **Version:** 1

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Community Development Services, Department of Transportation, recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Saratoga Way, Road Improvement Agreement 18-54843, between the County and the Developer, Elliott Homes, Inc.

**FUNDING:** Developer Funded.

### **DEPARTMENT RECOMMENDATION**

Community Development Services, Department of Transportation (Transportation), recommending the Board approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Saratoga Way, Road Improvement Agreement 18-54843 (Agreement), between the County and Elliott Homes, Inc. (Developer).

### **DISCUSSION / BACKGROUND**

On September 13, 2016 (Item 36), the Board approved the Saratoga Estates Tentative Subdivision Map, allowing for the development of 317 residential units. On November 18, 2016, the County executed a Community Benefit and Development Agreement (DA15-0001) with the Developer which established various responsibilities for the project including construction of its' off-site improvements. This Agreement sets forth the terms and conditions for the construction of the off-site improvements and will allow the Developer to construct Saratoga Way, in accordance with approved plans, from the intersection of the existing Saratoga Way to the point of connection with Iron Point Road in the City of Folsom.

Based on the Engineers Estimate, the cost to complete the work is \$8,307,651.76, to be paid for by the Developer.

### **ALTERNATIVES**

This Agreement is necessary for the Developer to construct Saratoga Way. If the Agreement is not approved, the Developer would not be able to construct the necessary improvements and the housing development could not proceed.

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

Approved by County Counsel

### **CAO RECOMMENDATION**

It is recommended that the Board approve this item.

### **FINANCIAL IMPACT**

The requested Board action has no associated fiscal impact or change to Net County Cost. Although the Developer will bear the initial cost of constructing the improvements in the proposed Agreement, these improvements are included in the Traffic Impact Mitigation Fee Program and the Developer will ultimately be reimbursed by the Traffic Impact Mitigation (TIM) Fee Program. However, with the

current planned projects for the TIM Fee Program for Zone 8 (El Dorado Hills), the zone will see a negative amount of accumulated funds (projected between 2023 and 2028). This is just a projection at this time if all the planned projects proceed as planned.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) The Clerk of the Board will obtain the Chair's signature on two (2) originals of the Agreement.
- 2) The Clerk of the Board will return one (1) fully executed original Agreement to Transportation, attention Julie Millard.

**STRATEGIC PLAN COMPONENT**

Infrastructure, economic development

**CONTACT**

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