



Legislation Text

File #: 20-1286, **Version:** 1

Department of Transportation recommending the Board:

- 1) Adopt and authorize the Chair to sign Resolution **167-2020** to accept the making of an Irrevocable Offer of Dedication (IOD) for Road Right-of-Way (in fee) on a portion of Assessor's Parcel Number 120-070-003-100 as part of the Saratoga Estates project; and
- 2) Authorize the Chair to sign the Consent to the Making of an IOD for the Road Right-of-Way (in fee) and to record the IOD with the Consent attached. Authorization for recording said Offer is pursuant to Government Code Section 7050.

FUNDING: Application Fees (General Fund).

DISCUSSION/BACKGROUND

On September 13, 2016 (Item 36), the Board approved the Community Benefit and Development Agreement (DA) for Saratoga Estates (Project), with Sunset Tartesso, LLC (Developer). The DA set forth the terms and conditions for the construction of the offsite improvements and required 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.

While the majority of the right of way necessary for Saratoga Way was on property owned by the Developer, and was dedicated on the approved final maps for the Project, Assessor's Parcel Number 120-070-003-100 (Parcel) was not owned by the Developer and needed to be acquired to facilitate construction of the road improvements. This Irrevocable Offer of Dedication (IOD) accommodates the road right of way over a portion of the Parcel. It will also satisfy the Conditions of Approval for the Saratoga Estates offsite improvements, which requires the construction of Saratoga Way across subject property, described more particularly in Exhibit "A" and depicted on Exhibit "B" of the Exhibits attached thereto. Department of Transportation anticipates accepting Saratoga Way into the County Maintained Mileage System after the completion of its Warranty period in 2021.

ALTERNATIVES

An alternative would be to not accept the IOD. By choosing this alternative, however, the Developer would be unable to meet offsite improvement obligations for Saratoga Way, and the roadway would not connect to the City of Folsom.

PRIOR BOARD ACTION

Outlined in the Discussion / Background section above.

OTHER DEPARTMENT/AGENCY INVOLVEMENT

Surveyor's Office has reviewed this offer and supports the consent to the making of an IOD. County Counsel has reviewed and approved this offer and Resolution.

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

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

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.
- 2) The Clerk of the Board will obtain the Chair's signature on one (1) original of the Consent to the Making of an Irrevocable Offer of Dedication.
- 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 return a copy of the executed documents to the Department of Transportation, attn. Lindsay Tallman, for further processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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Department of Transportation