



Legislation Text

File #: 21-1355, **Version:** 1

Department of Transportation recommending the Board approve and authorize the Chair to sign Parcel Map Improvement Agreement 21-54984 for the Granade/Barsotti Parcel Map, P19-0016, between the County, the Owners, Granade Family Survivors Trust and Barsotti Family LLC, and the Developer, DG Granade Inc.

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

On October 21, 2020, the Zoning Administrator approved the Tentative Parcel Map for the Granade/Barsotti Parcel Map Project P19-0016 for APN 109-240-030. The parcel is at the terminus of Business Drive in the Shingle Springs area, and the Parcel Map proposes to split the single vacant 14.62-acre parcel into two 7.31-acre parcels. Under the Conditions of Approval, the property Owners, Granade Family Survivors Trust and Barsotti Family LLC, are required to make certain road improvements. The Owners have partnered with DG Granade Inc. (Developer) to complete the necessary improvements. The Developer has requested and the County agreed to enter into this Parcel Map Improvement Agreement (Agreement) to facilitate the work needed.

The improvements under this Agreement include the extension of Business Drive northwards, including approximately 500 ft of new roadway, to the southeast corner of the proposed Parcel 1; the extension of the existing sewer and water mains on Business Drive to the northern edge of the existing parcel; and the extension of the water main eastwards on Product Drive.

No full closures of any roadways are anticipated; however, construction related delays to traffic may occur.

Based upon the Engineer's Cost Estimate, the cost to complete the work is \$473,306.16, to be paid by the property owner. The costs associated with the improvements are not eligible for reimbursement by the County, and all costs shall be borne by Developer. The improvements must be completed within two years from the date this Agreement is approved by the Board. The new section of Business Drive is to be a private, non-County maintained road.

Staff has prepared and the Developer has signed the attached Agreement. The Developer has also provided, and County Counsel has approved, the necessary Performance and Laborers and Materialmens Bonds. Staff recommends the Board approve and sign the attached Agreement.

ALTERNATIVES

This Agreement and proposed resolution are necessary for the Developer to construct the improvements described on the Parcel Map. If they are not approved, the Developer would not be able to construct the necessary improvements.

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Surveyor's Office

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

The requested Board action has no associated fiscal impact or change to Net County Cost. The Developer will bear the cost of constructing the improvements in the proposed Agreement.

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) original of the executed Agreement to Department of Transportation, attn: Lindsay Tallman, for final processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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Department of Transportation