



**Deferred Improvement
Agreement -
2700 Colusa Highway
November 17, 2020**



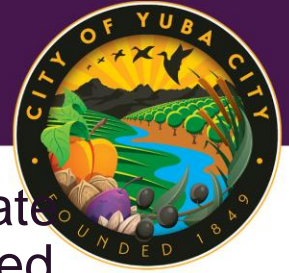
**Presentation By:
Diana Langlely, Interim City Manager/Public Works Director**

Background



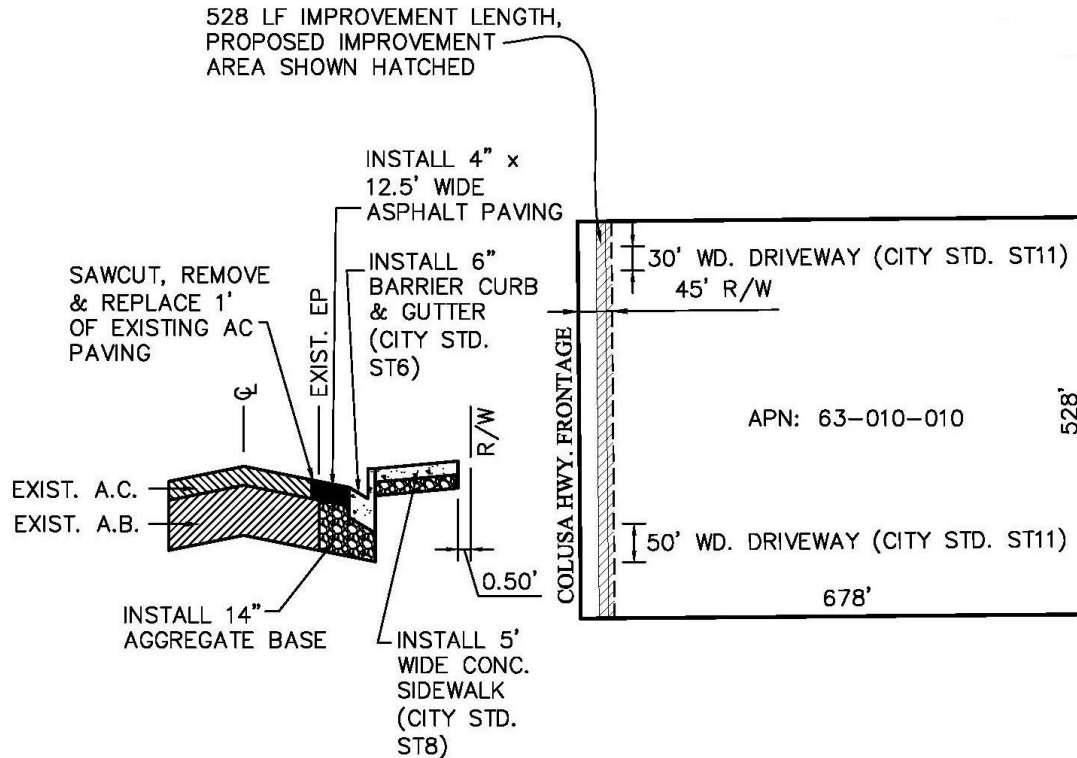
- Orchard Machinery Corporation, which is owned by DPM, a California Limited Partnership, is constructing a new 10,000 square foot industrial building under Building Permit Number BLD20-00714.
- Section 8-5.6201 of the Municipal Code requires that provisions be made for street improvements along the property frontage of South Colusa Frontage Road.

Analysis



- Owner has requested deferment of improvements to a later date because the properties to the east and the west are unimproved, making it difficult to determine the correct slope and elevation of the improvements.
- Staff concurs with this assessment and recommends entering into a Deferred Improvement Agreement to meet the Municipal Code requirement.
- Through the Deferred Improvement Agreement, the Owner must construct the improvements when the City, in its sole discretion, finds that the improvements are necessary.
- Sunsets after 10 years, but may be extended at 2-year intervals.

Improvements

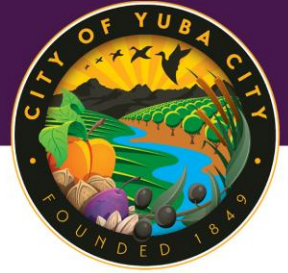


Fiscal Impact



- There is no fiscal impact to the City.
- The Deferred Improvement Agreement provides for the installation of street improvements fronting the subject parcel at such time the City determines it is practical.

Alternative



- Do not approve the execution of a Deferred Improvement Agreement, determine that the improvements should be installed at this time, and direct the property owner accordingly.

Recommendation



- Adopt a Resolution approving the execution of a Deferred Improvement Agreement with DPM, a California Limited Partnership providing for street improvements along South Colusa Frontage Road fronting its property identified by APN 63-010-010 (2700 Colusa Highway).