



City Manager's Report
April 8, 2016 City Council Meeting
Prepared By: Pierre Rivas, Development Services Director

Item#:

Subject: Direct staff to place a demand upon the current owners of the properties along Mallard Lane identified as Assessor's parcel numbers 325-120-90 and 325-120-91 requiring performance pursuant to the executed Street Frontage Improvement Agreement (SF-142) that requires the construction of concrete curbs, gutters, and sidewalks along the street frontage of said parcels.

Background:

Section 8-9-3 of the City Code requires the construction of curbs, gutters, sidewalks, and street widening along the street frontage of all properties within the City in conjunction with certain types of development projects or the construction of building improvements on those properties. However, Section 8-9-4 of the City Code allows for the deferral of those street frontage improvements where it is found that it would be in the best interest of the City to cause all or a portion of the required work to be done on a project area basis rather than on an individual basis.

A "variance" will be granted to defer the construction of these frontage improvements when a Street Frontage Improvement Agreement (SFIA) is entered into between the property owner and the City. This SFIA obligates the property owner or the successor in interest to undertake the construction of the required improvements within 90 days after notice to begin construction of said improvements is sent by the City to the property owner. These requirements have been in effect within the City since the mid-1970s, and at this time in excess of 400 deferred frontage improvement agreements have been executed and are recorded in the office of the County Recorder.

Since the inception of this program, the only SFIA's that have been called upon to perform were for commercial properties along Placerville Drive at the time of the Placerville Drive Improvement project in 1996, and residential properties (three properties) located along Thompson Way for the sidewalk improvement project in 2009 in implementation of the "City of Placerville Pedestrian Circulation Plan."

Discussion:

The Street Frontage Improvement Agreement was required as a condition of approval for the subdivision of a single parcel (originally Assessor's parcel number 325-120-12) into two parcels; Parcels 1 and Parcel 2 (Tentative Parcel Map 82-03). The City Council approved the SFIA on January 10, 1984 which was recorded in Book 2248, Page 663. The Parcel Map was recorded on January 11, 1984 (PM 32/84). Parcel 1 was then later subdivided into two parcels (Tentative

parcel Map 04-01) and was recorded on September 14, 2005 (PM 49/21). Both parcels are developed with commercial uses. Offers of Street Dedications (IODs) have been made as a condition for both recorded parcel maps to the City for road and public utilities as part of Mallard Lane (OD #150 recorded January 11, 1984 & OD #305 recorded September 26, 1995). Although curb and gutter has been installed along the subject property frontages, the City has not yet accepted the offers. Staff assumes that acceptance is pending completion of the required sidewalk.

The City has recently approved development of the Boys and Girls Club facility located at the southwest corner of Green Valley Road and Mallard Lane and construction is currently underway. The development of this property includes the installation of curb, gutter, and sidewalk along its frontage along Mallard Lane up to the subject property.

It is important to note that with the development of the Boys and Girls Club facility and the proximity to the Placerville Drive commercial district and residential development off of Mallard Lane, it is appropriate to require that the sidewalk frontage be constructed at this time in anticipation of increased pedestrian traffic and connection with existing adjacent pedestrian facilities and future residential development planned for the area.

Pursuant to the provisions of Section 8-9-4 of the City Code, it is recommended that the City Council make the finding that the construction of these curb, gutter and sidewalk improvements along Mallard lane are needed at this time, and that this demand is being placed upon the property owners who are subject to the executed Street Frontage Improvement Agreement, which is recorded against the subject properties. A mailed notice of this agenda item has been sent to the affected property owners advising them of the proposed action to place a demand for performance on the Street Frontage Improvement Agreement.

The specific obligations are estimated as follows:

Assessor's Parcel #	Basis For SFIA	Required Improvements	Estimated Cost
325-120-90	Parcel maps and construction of commercial offices.	Approx. 112 lf of sidewalk est. @ \$36/lf.	\$7,632
325-120-91	Parcel maps and construction of commercial offices.	Approx. 240 lf of sidewalk est. @ \$36/lf.	\$8,640

Options:

1. Direct staff to place a demand for performance pursuant to the executed Street Frontage Improvement Agreement as recommended by staff.
2. Defer demanding performance pursuant to the executed Street Frontage Improvement Agreement to a later date.

Cost: Minimal staff cost associated with the facilitation of working with the affected property owner and assisting with the facilitation of coordination with the construction of street frontage improvements adjoining the Boys and Girls Club facility currently under construction.

Budget Impact: All costs associated with the administration and processing of the Street Frontage Improvement Agreement and construction of the curb, gutter, and sidewalk improvements will be the responsibility of the property owner.

Recommendation: Direct staff to place a demand upon the current owners of the properties along Mallard Lane identified as Assessor's parcel numbers 325-120-90 and 325-120-91 requiring performance pursuant to the executed street Frontage Improvement Agreement (SF-142) that requires the construction of concrete curbs, gutters, and sidewalks along the street frontage of said parcels.



M. Cleve Morris, City Manager



Pierre Rivas, Development Services Director



Rebecca Neves, City Engineer

Attachments:

1. Street Frontage Improvement Agreement (SF-142)
2. Parcel Map 32/84
3. Parcel Map 49/2
4. Assessor's parcel Map 325:12
5. Arial of Affected Properties