

**City Manager's Report****February 26, 2019 City Council Meeting****Prepared By: Melissa McConnell, Associate Civil Engineer****Item#: 12.3**

Subject: Direct staff to execute an amendment to the two (2) Street Frontage Improvement Agreements (SF-143 and SF-144) for the property located at 7476 Green Valley Road, identified as Assessor's Parcel Number 325-120-28, and to record the two (2) new agreements with the El Dorado County Office of the Recorder.

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 currently in excess of 400 deferred frontage improvement agreements have been executed and are recorded in the Office of the County Recorder.

Discussion: The property located at 7476 Green Valley Road currently has two Street Frontage Improvement Agreements (SFIAs) – one for the improvements along the Green Valley Road frontage, and another for the improvements along the Winter Lane frontage. These SFIAs were required in 1984 as a condition of approval for the construction of a veterinary office per the Plan Check (PC 83-64), the Site Plan Review (SPR 83-13) and Conditional Use Permit (CUP 83-15). City Council approved the original SFIAs on February 14, 1984. The parcel is currently developed with a veterinary office.

In 2018, the property owners submitted an application for a Lot Line Adjustment (LLA 18-02) between APN 325-120-28 and APN 325-120-30 (the same two owners own both parcels). APN 325-120-30 is not currently developed, and there are no existing SFIAs on this parcel. The proposed Lot Line Adjustment (LLA 18-02) is increasing the length of the frontage on APN 325-120-28 along both the Green Valley Road and Winter Lane frontages from 70 feet to 129 feet and 74 feet to 119 feet respectively. As such, staff is recommending, as a Condition of Approval

of LLA 18-02, an amendment to both existing Street Frontage Improvement Agreements to increase the length of required improvements. At the direction of City Council, both amended SFIA's will be recorded at the County Office of the Recorder.

Options:

1. Direct staff to execute an amendment to the two SFIA's and record the agreements at the County Office of the Recorder, as recommended by staff.
2. Keep the existing agreements in place.

Cost: Other than staff time associated with processing the agreements and coordinating with the property owner, there are no additional costs associated with this item.

Budget Impact: All costs associated with the administration and processing of the Street Frontage Improvement Agreements will be the responsibility of the property owner.

Recommendation: Direct staff to execute an amendment to the two (2) Street Frontage Improvement Agreements (SF-143 and SF-144) for the property located at 7476 Green Valley Road, identified as Assessor's Parcel Number 325-120-28, and to record the two (2) new agreements with the El Dorado County Office of the Recorder.



Rebecca Neves, City Engineer



M. Cleve Morris, City Manager

Attachments:

1. Street Frontage Improvement Agreement (SF-143)
2. Draft Street Frontage Improvement Agreement Amendment SF-143
3. Street Frontage Improvement Agreement (SF-144)
4. Draft Street Frontage Improvement Agreement Amendment SF-144