



City Manager's Report
December 13, 2022 City Council Meeting
Prepared By: Rebecca Neves, City Engineer
Item#: 12.4

Subject: Adopt a resolution approving a Subdivision Improvement Agreement for Astonia Estates with Astonia Estates, LLC, and authorizing the City Engineer to execute the same.

Purpose: The purpose of the proposed action is to approve an improvement agreement as is required by the Conditions of Approval of the Tentative Map for Astonia Estates (formerly Placerville Estates) Planned Development, which was approved by City Council on August 27, 2002.

Strategic Plan Strategy: 6) Support smart housing through Mixed Use Development and other housing types to meet the needs of all.

Background: On August 27, 2002, the City Council approved the amended Mitigated Negative Declaration, Mitigation Measures, Conditions of Approval, and Tentative Subdivision Map for Placerville Estates (TSM 99-02), consisting of 38 single family lots on 37 acres located north of the Placerville Airport and just east of Airport Road on the south side of Broadway. Since that time, the project owner, New Faze Development, has extended the life of the tentative map through various map extensions with the most recent approved on August 27, 2021, with the final expiration date for the life of the map set to expire on February 27, 2023. A letter notifying the project owner was sent by the Development Services Department on December 21, 2021. In light of the upcoming expiration date in February of 2023, the project owner has been working diligently on addressing conditions of approval that will allow for the final map to come before the City Council in the upcoming months for approval.

Discussion: New Faze is in the process of finalizing improvement plans and securing a construction loan for the project. Prior to final map approval and issuance of a construction permit from the Engineering Department, a Subdivision Improvement Agreement is required along with posted required security for completion of all project conditions, mitigations, and requirements. The Engineers' Estimate of the subdivision totals \$2,914,970.64 for on-site improvements. The attached Improvement Agreement outlines the terms and conditions under which the Developer will complete the construction of the required improvements. The Developer will be required to provide surety bonds to ensure the completion of said improvements.

Options:

1. Approve the Improvement Agreement, as recommended by Staff.
2. Approve the Improvement Agreement with changes.
3. Direct staff to take other actions.

Environmental: The Mitigated Negative Declaration for the project was approved by the City Council on August 27, 2002.

Cost: There is no cost associated with this item.

Budget Impact: There is no budget impact associated with this item.

Recommendation:

Adopt a resolution approving a Subdivision Improvement Agreement for Astonia Estates with Astonia Estates, LLC, and authorizing the City Engineer to execute the same.



M. Cleve Morris, City Manager



Rebecca Neves, City Engineer

Attachment:

- A. Resolution
- B. Improvement Agreement
- C. Project Exhibit