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City Manager's Report
September 26, 2023, City Council Meeting
Prepared by: Rebecca Neves, City Engineer
Item #: 12.2

Subject: Consider a Resolution of the City Council, declaring its intention to establish a community facilities district and to authorize the levy of special taxes therein for Phase 4 and Phase 6 of the Cottonwood Park Subdivision, Assessor's Parcel Numbers 002-051-027, 002-071-033, and 002-071-034 effective Fiscal Year 2024/2025.

Recommendation: Adopt a resolution declaring intention to establish a community facilities district and to authorize the levy of special taxes therein for Phase 4 and Phase 6 of the Cottonwood Park Subdivision, Assessor's Parcel Number 002-051-027, 002-071-033, and 002-071-034 effective Fiscal Year 2024/2025.

Purpose: To find that the applicant has substantially complied with the conditions of approval for the Cottonwood Park Phases 4 and 6 Tentative Map and allow for the recording of the Final Map, creating 39 single-family residential lots which can then be developed and individually sold.

Strategic Plan Strategy: Infrastructure – Update and Maintain City Owned Infrastructure.

Project Description:

Background: Tentative Subdivision Map (TSM) 05-01 was approved by the City Council on October 26, 2010, that allowed the owner to merge and re-subdivide three parcels (Assessor's Parcel Numbers 002-051-027, 002-071-033, and 002-071-034) totaling approximately 6.2 acres into two phases: Phase 4 would contain 19 single-family residential parcels, and Phase 6 would contain 20 single-family residential parcels. The Final Map was approved for recording by the City Council on September 12, 2023. With that action, the City of Placerville took ownership of select infrastructure constructed by the project and as a condition to said project, creation of a Community Facilities District is required to support and maintain this new infrastructure.

Discussion: City staff has been working with both its consultant as well as the property owner and future home builder for the Cottonwood Park Phases 4 and 6 Subdivision. Creation of this facilities district is the final component in allowing the project to commence with subdivision and sales of individual lots in the future.

Staff has reviewed the attached Resolution of Intention, Rate and Method of Apportionment, and Boundary Map, and provided the property owner, DLLP, LP the petition (attached for review). The property owner has signed and concurred with the petition and respectfully requests this item proceed with City Council approval.

Options:

1. Adopt the Resolution of Intention as recommended by staff.
2. Do not approve the Resolution of Intention and provide further direction to staff.
3. Adopt the Resolution of Intention with further direction and comments to staff.

Environmental: The review of the Resolutions of Intention and Rate and Apportionment Method is a ministerial process and is Statutorily Exempt from environmental review pursuant to Section 15268(b)(3) of the CEQA Guidelines.

Cost: There is no net cost to the City associated with the proposed action. Staff costs are accounted for through both Planning and Engineering final map application and other collected fees. All subdivision improvements and supporting documentation are funded through the developer.

Budget Impact: The projected revenues to be generated through establishment of a Community Facilities District for Cottonwood Phases 4 & 6 are anticipated to cover maintenance and services of the publicly owned improvements recently constructed with the project and will be included in the future Fiscal Year 2024-2025 Operating Budget.



M. Cleve Morris, City Manager



Rebecca Neves, City Engineer



Dave Warren, Assistant City Manager/Director
of Finance

Attachments:

- A: Resolution of Intention
- B: Rate and Apportionment Method
- C: Community Facilities District Boundary Map
- D: Petition with Waivers