



**City of Placerville**  
**Public Works / Engineering**  
**MEMORANDUM**

**DATE:** October 11, 2005

**TO:** City Council

**FROM:** Rick Tippet, City Engineer

**SUBJECT: STREET FRONTAGE IMPROVEMENT AGREEMENT: 2868 GARDEN STREET (ANDERSON) TPM 05-05**

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**RECOMMENDATION**

Adopt a Resolution authorizing the Mayor and the City Clerk to execute on behalf of the City of Placerville, a Street Frontage Improvement Agreement (SFIA) between the City of Placerville and Randy and Michelle Anderson, deferring improvements to 2868 Garden Street, (APN 001-183-051), and direct the City Clerk to record the Agreement.

**BACKGROUND**

A tentative parcel map was conditionally approved on 27 June 2005 for this 10,000 square foot project, creating two parcels approximately 5,000 square feet each, as allowed per Variance 04-03. Further, at the 19 July 2005 Planning Commission Meeting, Staff was directed to prepare a Street Frontage Improvement Agreement to defer street improvements that we call for in the Conditions of Approval for the Map.

Per the City Ordinance 10-8-3(D), "It is further the purpose of the City Council of the City of Placerville and of these regulations to require the subdivider to dedicate rights of way, easements, and the construction of reasonable off-site and on-site improvements for the parcels being created... finds that the fulfillment of the construction requirement is a necessary prerequisite to the orderly development of the City of Placerville and that said construction requirements are necessary in order to provide for public health and safety for the residents of the City of Placerville." Consistent with this ordinance requirement, Staff conditioned the project accordingly to install curb, gutter and sidewalk, and dedicate all the improvements to the City

**DISCUSSION**

While the City looks for improvements to be constructed at the time that property is subdivided, there can be times when it would be in the best interest of the City to cause all or a portion of the required improvements to be constructed on an area wide project basis rather than on an individual basis. When this is the case, City Ordinance 8-9-14 (D), allows deferral some or all of the required.

This deferral requires discretionary approval, and it shall not be granted until an agreement between the Property Owner and the City is properly executed. This deferral of the required improvements to a later date is accomplished by means of a Street Frontage Improvement Agreement (SFIA). The SFIA

requires the current Property Owner to undertake the construction of required improvements upon notification from the City. While the SFIA is the best vehicle in place at this time to defer the improvements, the disadvantage is that it burdens the property with the expenses of these improvements, which transfers to future property owners, not the Applicant that is receiving the benefits of this subdivision.

The majority of Garden Street is at a width of 24', which is the required width for a local street. Staff reviewed the file and found that no SFIA's have been executed for Garden Street, and there are no current plans to add sidewalk or widen Garden Street at or near this location. Based on this finding, it was determined that deferring the improvements would be in the best interest of the City, and this SFIA will provide the agreement that the Property Owner defer 100 linear feet of curb gutter and 4.5 foot wide sidewalk improvements, along with associated pavement repair and drainage improvements to a future date at such time the community wishes to further improve the street conditions.

In addition, the SFIA as presented includes language that should a Pedestrian Circulation Improvement Program be adopted by the City, it will allow the City to required payment of a Pedestrian Circulation Impact Fee to fund sidewalk improvements elsewhere in the City in lieu of the construction of sidewalks along the property frontage.

## ALTERNATIVES

The Council can reject the SFIA and require the Property Owner to construct the improvements at this time.

Prepared by:

Approved

Rick Tippet  
City Engineer

Randy Pesses  
Director of Public Works

Reviewed for Recommendation  
and Approved for Agenda

John Driscoll  
City Manager/ City Attorney

Attachments:

- Location Map
- Resolution
- Executed Frontage Improvement Agreement

**RESOLUTION NO. \_\_\_\_\_**

**ADOPT A RESOLUTION AUTHORIZING THE MAYOR AND THE  
CITY CLERK TO EXECUTE ON BEHALF OF THE CITY OF PLACERVILLE  
A STREET FRONTAGE IMPROVEMENT AGREEMENT BETWEEN THE CITY OF  
PLACERVILLE AND RANDY AND MICHELLE ANDERSON, DEFERRING  
IMPROVEMENTS TO 2868 GARDEN STREET ASSOCIATED WITH TPM 05-05.**

BE IT AND IT IS HEREBY RESOLVED, that the Mayor and the City Clerk of the City of Placerville are authorized and directed to execute on behalf of the City of Placerville, a Frontage Improvement Agreement between the City of Placerville and Randy and Michelle Anderson, Property Owner; a copy of said Street Frontage Improvement Agreement is attached hereto and by reference made a part hereof. The City Council further directs the City Clerk to have the Street Frontage Improvement Agreement filed with the Recorder of El Dorado County.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on October 11, 2005, by Council member \_\_\_\_\_, who moved its adoption. The motion was seconded by Council member \_\_\_\_\_.

The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mayor Roberta Colvin

ATTEST:

\_\_\_\_\_  
City Clerk Susan Zito