



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
June 18, 2014**

TO: Mayor and City Council
FROM: Tim Tucker, City Engineer
SUBJECT: Finding the Economic Stimulus Program Development Impact Fee Schedule conditionally applicable to Village at Arnold (Subdivision 9025)
DATE: June 12, 2014

RECOMMENDATION:

Adopt resolution finding the “Economic Stimulus Program” Fee Schedule conditionally applicable to the Development Impact Fees for the “Village at Arnold”, Subdivision 9025.

BACKGROUND:

There is a vacant parcel located at the intersection of Arnold Drive and Pacheco Blvd. Several developments had been previously proposed at the site. Because of the challenging topography these proposals had never gone forward. Ultimately an attached, residential development subdivision was approved by the Planning Commission and City Council. The original developers were not home builders and the subdivision, “The Village at Arnold”, Subdivision 9025, was ultimately sold to Claremont Homes last year. Claremont Homes had previously completed successful projects in Martinez including the residential development on the corner of Glacier Drive and Center Avenue.

Staff has been working with Claremont Homes over the last several months on completing the required plans, map and accompanying documents. Claremont Homes has paid their Development Impact Fees and the plans and final map are deemed acceptable by the City Engineer in accordance with Resolution No. 092-13 (Stimulus Plan).

Prior to going to Council for approval of their plans and map, for this project, the City requires a Subdivision Improvement Agreement (SIA), approved Homeowner Association (HOA) CC&Rs and an Encroachment Agreement. The Encroachment Agreement is a standard form approved by the City Attorney for certain encroachments in the City right-of-way.

Because of the difficult topography and the necessary improvements relating thereto, in order to protect the City’s interest special care must be taken to address these interests in both the CC&Rs for the subdivision and the Encroachment Agreement. This requirement has resulted in unanticipated delays in submitting and processing the Final Map package. Staff and the developer have worked diligently to address these issues and final versions of the documents are currently in process. In order to obtain final review of said documents, by the Parties, the insurers, surety, and other related entities, an additional short amount of time will be required.

Based thereon, staff is recommending that the City Council extend the time for the Economic Stimulus Program to be applicable to the Village at Arnold subdivision provided that all of the terms thereof, including the issuance of a residential building permit are met by September 30, 2014.

FISCAL IMPACT:

None.

ACTION:

Motion adopting a resolution finding the “Economic Stimulus Program” Fee Schedule conditionally applicable to the Development Impact Fees for the “Village at Arnold”, Subdivision 9025.

Attachments:
Resolution
Vicinity Map

APPROVED BY:


Interim City Manager

RESOLUTION NO. -14

FINDING THE "ECONOMIC STIMULUS PROGRAM" FEE SCHEDULE CONDITIONALLY APPLICABLE TO THE DEVELOPMENT IMPACT FEES FOR THE "VILLAGE AT ARNOLD", SUBDIVISION 9025

WHEREAS, the City Council adopted Resolution No. 092-13 on September 4, 2013, to extend and expand certain portion of the "Economic Stimulus Program" schedule fees and services from September 15, 2013 to July 15, 2014.

WHEREAS, the developer of "The Village at Arnold", Subdivision 9025, has submitted the final map, improvement plans and draft agreements and has made significant progress and is in the final stages of the final map approval process; and

WHEREAS, said developer paid the development impact mitigation fees in full, based on the current Economic Stimulus Program fee schedule; and

WHEREAS, the complex nature of this particular subdivision has resulted in a longer than anticipated processing time for the final map submittals; and

WHEREAS, based on the above, said developer has requested that the dead line to obtain a building permit for the above mentioned subdivision to qualify under the Economic Stimulus Program be extended to September 30, 2014 to allow sufficient time to finalize City required agreements and documents; and

WHEREAS, to help encourage the completion of said project, Council is desirous to extend said deadline for the above mentioned project to September 30, 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez finds that the "Economic Stimulus Program" fee schedule, shall be applicable to the development impact mitigation fees for the Village at Arnold, Subdivision 9025 provided that said project meets the terms of the Economic Stimulus Program, including the issuance of a residential building permit, by September 30, 2014 and that said Program shall be extended as related to said subdivision to September 30, 2014

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I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 18th day of June, 2014, by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

