

Agenda Report



MEETING DATE: Tuesday, May 14, 2024

TO: City Council

FROM: PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG
ASSISTANT PUBLIC WORKS & UTILITIES DIRECTOR FONTES

SUBJECT: APPROVAL OF AGREEMENT WITH HILLCREST ESTATES
SUBDIVISION OWNER TO OPERATE, MAINTAIN, REPAIR AND
REPLACE THE SUBDIVISION STORMWATER FACILITIES

RECOMMENDED ACTION:

Staff recommends City Council adopt a resolution approving an Agreement with the Hillcrest Estates Subdivision owner for the owner to operate, maintain, repair, and replace stormwater facilities of the subdivision and authorizing the City Manager to execute the Agreement.

BACKGROUND:

LANDCO Hillcrest, LLC, and its predecessors are developing the Hillcrest Estates Subdivision.

- On June 15, 2017, a Major Subdivision Tentative Map was submitted for this project;
- On August 28, 2018, Council approved Resolution 141- 18 (CM) approving a Tentative Map;
- On August 25, 2020, meeting, City Council adopted Resolution No. 161-20 (CM) approving a two-year time extension of the Tentative Map;
- On July 6, 2021, meeting, City Council adopted Resolution No. 210-21 (CM) approving a First Amended Tentative Map;
- On May 10, 2022, meeting, City Council adopted Ordinance No. 1431-22 (CM) approving a Development Agreement between Hillcrest Watsonville, LLC and the City;
- On December 5, 2022, meeting, City Council adopted Resolution No. 241-22 (CM) approving a Public and On-Site Improvement Agreement and Resolution No. 242-22 (CM) approving the Final Map for the Hillcrest Stage 1.

DISCUSSION:

Stormwater facilities within the subdivision will be privately owned and maintained. Initially, this will be done by LANDCO Hillcrest, LLC. As the subdivision is developed, the Homeowners Association will assume these responsibilities. To ensure that the stormwater facilities are operated, maintained, repaired, and replaced properly, LANDCO developed, and the city approved, Stormwater Control Measures and an Operations and Maintenance Plan. These documents are included in an agreement between LANDCO and the city, entitled “Covenant Running with the Land, Stormwater Control Measures, Stormwater Treatment and Detention Facility Operations and Maintenance Agreement, and Right of Entry.” The

agreement memorializes LANDCO and its successors obligations to maintain, operate, repair and replace the stormwater facilities.

STRATEGIC PLAN:

This project is consistent with Strategic Plan Priority:
2-Infrastructure & Environment

FINANCIAL IMPACT:

There is no financial impact to the City's budget.

ALTERNATIVE ACTION:

No reasonable alternatives are currently known.

ATTACHMENTS AND/OR REFERENCES (If any):

None.