



## CITY COUNCIL AGENDA REPORT

**MEETING DATE:** Tuesday, March 11, 2025  
**TO:** CITY COUNCIL  
**WRITTEN BY:** Assistant Public Works & Utilities Director/City Engineer Murray Fontes  
**RECOMMENDED BY:** PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG  
**APPROVED BY:** TAMARA VIDES, CITY MANAGER  
**SUBJECT:** ACCEPTANCE OF PUBLIC AND ONSITE IMPROVEMENTS AS AGREED UPON IN THE IMPROVEMENT AGREEMENT BETWEEN THE CITY AND SHAWKI DEYN PROPERTIES, LLC., FOR KAMILAH DEYN TOWNHOMES, TRACT NO. 1592, AND REFUND OF REMAINING CLEAN-UP DEPOSIT

---

### RECOMMENDATION:

Staff recommends the City Council adopt resolutions approving:

1. Acceptance of Public and Onsite Improvements as agreed upon in the Improvement Agreement between the City and Shawki Deyn Properties, LLC., for the Damilah Deyn Townhomes, Tract No. 1592.
  2. Authorize and direct the City Manager to refund any remaining Clean Up Deposit to the Developer.
- 

### BACKGROUND:

On July 5, 2016, the City Council approved the Tentative Subdivision Map by Resolution No. 130-16 (CM), for the Kamilah Deyn Townhomes located at 221 Airport Boulevard, Watsonville.

On October 9, 2018, the City Council approved a time extension of the Tentative Subdivision Map by Resolution No. 162-18 (CM).

On June 8, 2021, the City Council approved a Public and On-Site Improvement Agreement between the City and Developer Shawki Deyn Properties, LLC., for the Kamilah Deyn Townhomes, Tract No. 1592 by Resolution No. 161-21 (CM) and the Final Subdivision Map by Resolution No. 162-21. The Improvement Agreement called for the Developer to provide:

- Faithful Performance and Labor Materials Securities that were to remain in place until the improvements were accepted by the City Council;
- Defective Materials and Workmanship (Warranty) Bond that was to remain in place for one year after acceptance of the work by the City Council;

- Clean Up Deposit that was to remain in place until the improvements were accepted by the City Council.

## DISCUSSION:

Construction of the Public and On-Site Improvements are complete and approved by city staff. Therefore, staff recommends that the City Council accept the improvements and authorize and direct the City Manager to refund any remaining Clean Up Deposit to the Developer. Acceptance of the Improvements will allow the Developer to;

- Stop providing the Faithful Performance and Labor Materials Securities;
- Continue to provide the Defective Materials and Workmanship (Warranty) Bond for one year after Council approval.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:

On July 5, 2016, the City adopted a Mitigated Negative Declaration for the Kamilah Deyn Townhomes Project, Tract Number 1592, to allow construction of forty-eight townhome units and the relocation and rehabilitation of an existing school house to a residential unit on a 2.65 acre parcel located at 221 Airport Boulevard, Watsonville (APN 015-371-01). No changes to the Negative Declaration are necessary because this action merely accepts the Public and On-Site Improvements and authorizes refunding a deposit. It proposes no changes to the project that would require additional environmental analysis, and none of the conditions described in CEQA Guidelines Section 15162 for the preparation of a subsequent EIR have been met.

No changes involving new significant environmental effects or a substantial increase in the severity of previously identified significant effects are proposed, and there has been no change in circumstances. There is no new information about the project that could not have been known at the time of the original project approval that indicates any new significant environmental effects or effects that will be substantially more severe, nor are there new mitigation measures that would substantially reduce one or more significant effects on the environment, or mitigation measures previously found to be infeasible that would, in fact, be feasible and would substantially reduce one or more significant effects of the project. Therefore, nothing further is required under CEQA.

## STRATEGIC PLAN:

This project is consistent with Strategic Plan Goals:

### **Infrastructure & Environment**

### **Housing**

## FINANCIAL IMPACT:

Acceptance of the Public and On-Site Improvements for the Kamilah Deyn Townhomes Project will have no impact on City finances.

## ALTERNATIVE ACTION:

No reasonable alternatives are known at this time.

## ATTACHMENTS AND/OR REFERENCES (IF ANY):

None.