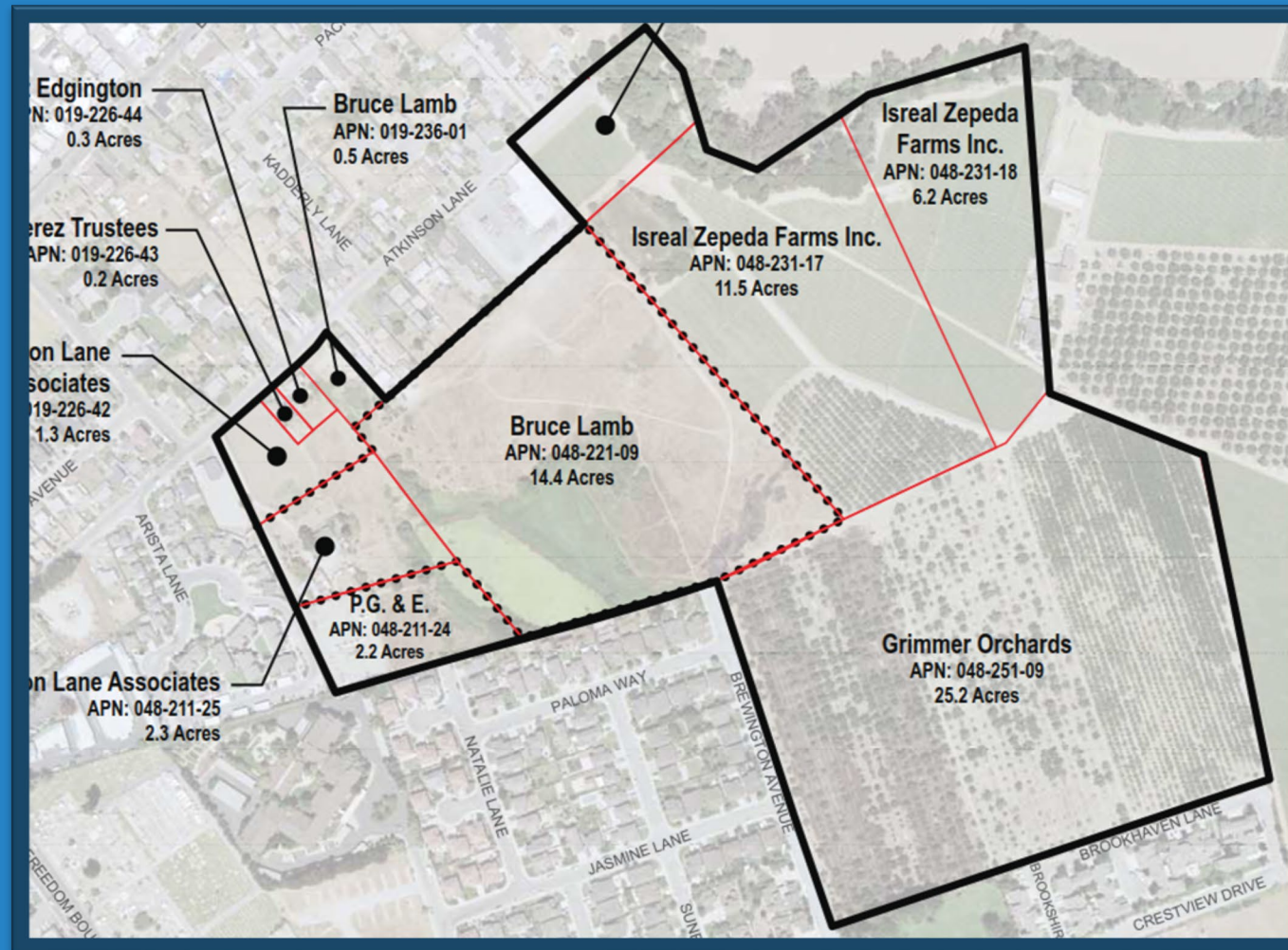




PIPPIN 2 MOU



ATKINSON LANE SPECIFIC PLAN AREA





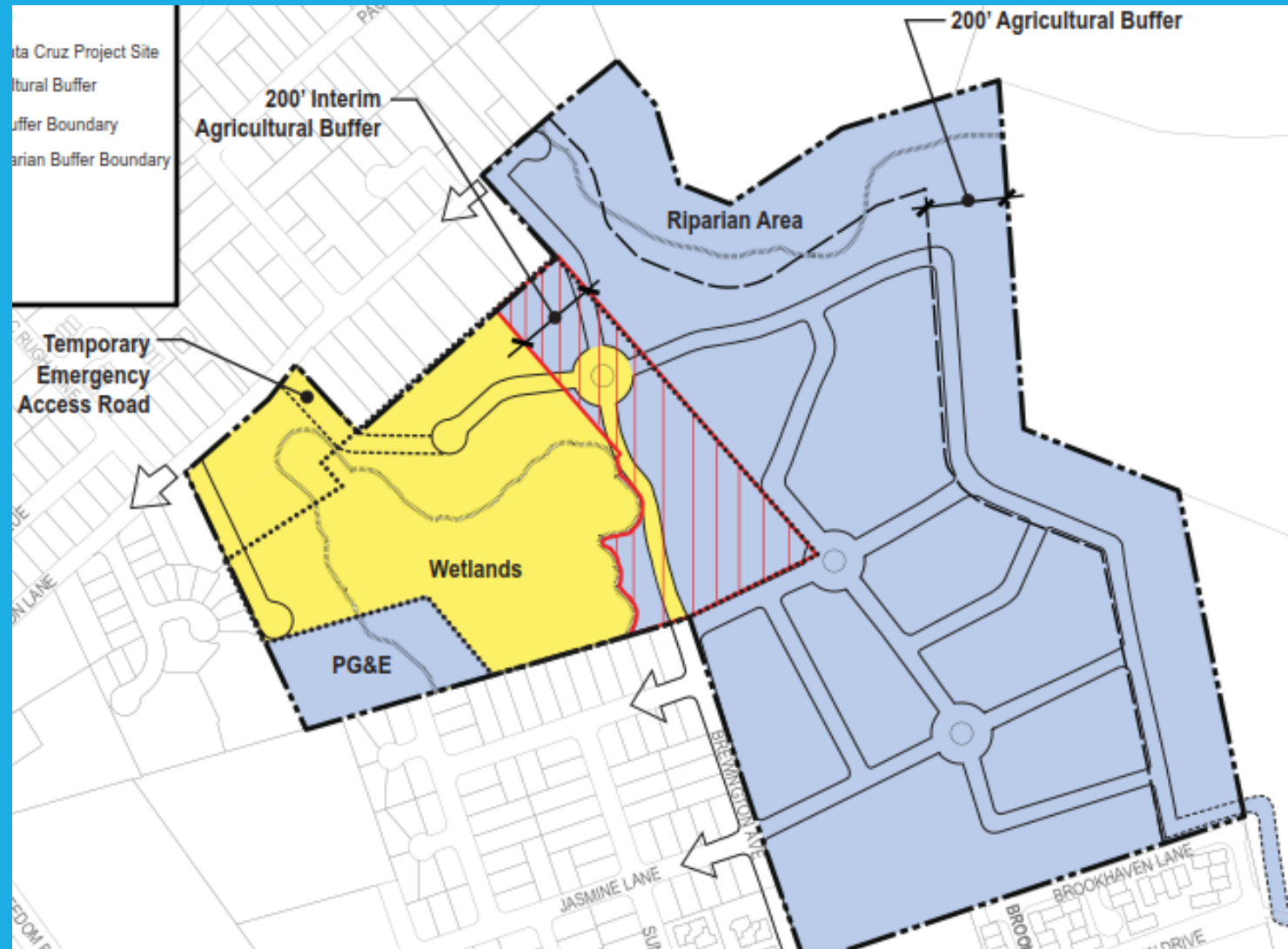
BACKGROUND

- 2009 joint planning effort: County, City, Midpen
- Atkinson area part of Measure U
- 2 parcels rezoned by County to high density residential
- City undertook Specific Plan
- County undertook EIR



LAWSUIT

- City set aside specific plan
- County modified EIR to cover 2 City parcels and 2 County parcels
- Pippin Orchards developed on 2 parcels and annexed to the City
- Pippin 2 would develop the remaining 2 parcels



PIPPIN ORCHARDS

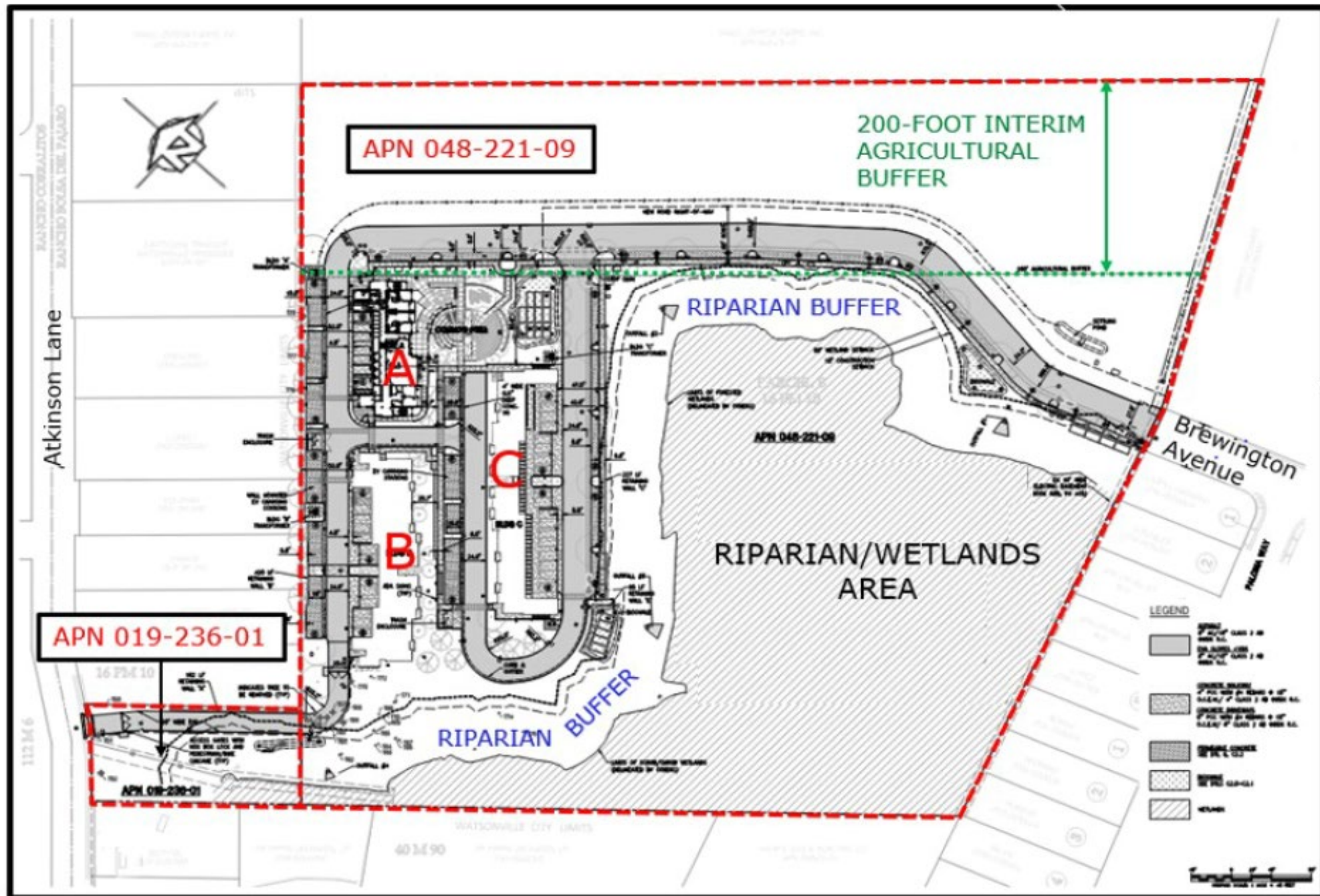
46 total units:

20 approved in the City

26 approved in the County

County portion annexed to the City after
construction







APPROVAL PROCESS

- County: Design Review Permit to be approved by Board of Supervisors
- City: Administrative approval of temporary emergency vehicle access
- City Council and Board of Supervisor approval of MOU





PURPOSE OF A MEMORANDUM OF UNDERSTANDING

- Non-legally binding document
- Serves as an agreement between 2 or more parties (gentlepersons agreement)
- Not enforceable in court
- Roadmap between City, County, Midpen regarding:
 - Payment of impact fees
 - Review of building permits
 - Inspections
 - Provision of public services



PAYMENT OF IMPACT FEES

County will collect:

- childcare impact fees,
- impervious area fees,
- parks fees

The City will collect:

- Sanitary Sewer/Waste Water Connection Fee
- Water Facilities Service Fee
- Groundwater Impact Fee
- Storm Drainage Fee
- Impervious Area Impact Fee
- Public Facilities Fee
- Fire Facilities Impact Fee
- Underground Utility In-Lieu Fee
- Parks and Recreation Fee



Plan Review and Inspection

County responsible for building plan review and inspection

City to coordinate to ensure adherence to City standards

Fire Inspections to be conducted by County

Public Services to the Project

The City will provide all police, fire, water, and solid waste services to the project.



FUTURE ANNEXATION OF PROJECT

LAFCO expects the City to
annex the property after
construction is completed

Annexation requires approval
by the City Council





STAFF RECOMMENDATION



City Council adoption of a Resolution directing the City Manager to enter into a MOU with the County of Santa Cruz and MP Berry Farms, LC for the Pippin 2 project