



**STAFF REPORT**  
**11/10/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Andrew Simmons, P.E., City Engineer

**SUBJECT:** Resolution No. 2021-66, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 38084

---

**STAFF RECOMMENDATION:**

Approve Resolution No. 2021-66, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 38084.

**DISCUSSION/ANALYSIS:**

A final Parcel Map has been prepared by an appropriately licensed professional for Parcel Map No. 38084 in accordance with the approved Tentative Parcel Map 38084. Parcel Map 38084 will subdivide an approximately 26.81-acre parcel into one hundred seven (107) single-family residential lots (having less than the minimum 7,200 square feet of land area ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots, on 26.81 acres of vacant land located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002) . The map is consistent with the General Plan 2035.

Per the approved conditions of approval (COA) with the approved Tentative Map, COA-26 reads *“The owner shall agree to the formation of a Landscape and Lighting Maintenance District for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer’s Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map”*. The LLMD formation shall be deferred for 6 months or prior to issuance of the first Certificate of Occupancy, whichever occurs first.

Final Parcel Map No. 38084 is in compliance with the conditions of approval and is in accordance with the Subdivision Map Act of the State of California.

Staff recommends that the City Council Approve the Final Parcel Map 38084.

**FISCAL IMPACT:**

The approval of this Parcel Map will have no fiscal impact to the City of Coachella.

**Attachments:**

1. Resolution No 2021-66
2. Final Parcel Map 38084