



**STAFF REPORT**  
**4/13/2022**

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

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

**SUBJECT:** Resolution No. 2022-39, a Resolution of the City Council of the City of Coachella, California, Approving Final Tract Maps No. 31978 and 31978-1

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**STAFF RECOMMENDATION:**

Approve Resolution No. 2022-39, a Resolution of the City Council of the City of Coachella, California, Approving Final Tract Maps No. 31978 and 31978-1.

**DISCUSSION/ANALYSIS:**

Final Tract Maps have been prepared by an appropriately licensed professional for Tract Map No. 31978 and 31978-1 in accordance with the approved Tentative Tract Map 31978. Tentative Map 31978 proposed to subdivide an approximately 38-acre parcel into one hundred sixty (160) single-family residential lots, with public streets and common-area lots, on 38 acres of vacant land located at the south east corner of Avenue 53 and Frederick Street (APN #765-200-005, -012, -015, -018, -019 and -024). Tract map 31978-2 was previously approved and developed creating 50 individual residential lots. Tract maps 31978 and 31978-1 will complete the original Tract map subdividing the remaining portions of the original tract into 108 single family homes. The map is consistent with the General Plan 2020.

Final Tract Maps No. 31978 and 31978-1 are both in compliance with the conditions of approval and are in accordance with the Subdivision Map Act of the State of California. Conditions of approval include improvements to all frontage roads, including Fredrick Street, Avenue 52 and Calle Empalme, as well installation of dedicated interior streets, installation of public water and sewer mains and improvements to adjacent intersections. The developer has worked with the City Engineering department to produce approved street and utility plans for the entire tract and has agreed to enter into a Subdivision Improvement Agreement for the completion of all approved public improvements.

Staff recommends that the City Council Approve the Final Tract Map 31978 and 31978-1.

**FISCAL IMPACT:**

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

**Attachments:**

1. Resolution No 2022-39
2. Final Parcel Map 31978
3. Final Parcel Map 31978-1
4. Draft Subdivision Improvement Agreement