



STAFF REPORT
7/13/2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Resolution No. 2022-72, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map 37940

STAFF RECOMMENDATION:

Approve Resolution No. 2022-72, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 37940.

DISCUSSION/ANALYSIS:

A Final Parcel Map has been prepared by an appropriately licensed professional for Parcel Map No. 37940 in accordance with the approved Tentative Tract Map 37940. Tentative Map 37940 proposed to subdivide an approximately 8.3-acre area consisting of two parcels into seven (7) commercial lots within the existing Fountainhead Shopping Plaza. This map is consistent with the Conditional Use Permits and planned development for the Fountainhead Plaza by converting the two remainder parcels from the first phase of development into seven individual commercial lots. The map is consistent with the General Plan 2020.

Final Parcel Map 37940 complies with the conditions of approval and is in accordance with the Subdivision Map Act of the State of California. Conditions of approval include improvements to all frontage roads, including Harrison Street and First Street, as well as ADA improvements at the intersections of First Street at Harrison Street, First Street at Palm Avenue and First Street at Orchard Street. Conditions of approval also include undergrounding overhead utility poles at along the project frontage. The developer has worked with the City Engineering department to produce approved street and utility plans for the entire tract and has already obtained permits for all required street improvements, which are a condition of approval for existing development. An additional Subdivision Improvement Agreement is not required since the offsite improvements are already underway and are conditions of approval applied to ongoing development within the development.

Staff recommends that the City Council Approve the Final Parcel Map 37940.

FISCAL IMPACT:

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

Attachments:

1. Resolution No 2022-72
2. Final Parcel Map 37940