



City of Colusa California

STAFF REPORT

DATE: April 4th, 2023
TO: City of Colusa Mayor and Council Members
FROM: David Swartz, City Engineer through Jesse Cain, City Manager

AGENDA ITEM: Sunrise Landing Phase III Recordation of Final Map

- 1.) **Recommendation:** Council adopt Resolution No. _____ to Authorize the City Engineer to Sign the Subdivision Map and the City Clerk to Record the Final Map for the Sunrise Landing Phase III Subdivision (51 lots). See Attached

Background:

Colusa Industrial Properties (CIP) submitted an application for a tentative map to subdivide approximately 57.42 acres of property into 180 single family lots on lands owned by Colusa Industrial Properties lying west of Highway 20 and extending westerly of Sunrise Avenue. The tentative map was then modified in 2018 to eliminate the Agricultural Buffer located along western property boundary previously identified on the tentative map as "remainder". With the original tentative map there were Conditions of Approval and Development Agreement that was adopted via City Ordinance. An amended development agreement was adopted in 2018 which outlined various terms of the development phasing of the project, and when certain infrastructure items would be installed and the extent of installation etc..

CIP has teamed with a developer, named Blazona Concrete Inc. whom undertook the physical development of the first Phase of the project (40 lots). Blazona and CIP have continued their relationship, and as such Blazona has completed all construction of infrastructure for Phase I & II of the project which involves the development of 40 and 43 lots. Currently Phase III is approximately 70% complete, and the developer desires to post a security for the remaining construction and record the final map. This is allowed under Subdivision Map Act (Government Code Section 66410 et seq.), which allows a developer to record a final map or parcel map for a subdivision before completing all required improvements, provided that the developer posts a performance bond or other security to ensure that the improvements will be completed in a timely manner. This process is commonly referred to as a "subdivision bond and map" or "subdivision improvement agreement." Upon recordation of the map, the public improvements, i.e. Roads, water, sewer, etc.. constructed within the prescribed right of way becomes the property of the City of Colusa, and the City will take over the operations and maintenance. Additionally, based on previous work to form a regional Community Facilities District, this next phase will automatically be joined into the City CFD 02-2020.

BUDGET IMPACT: None

ATTACHMENT: See Attached final map and resolution