



## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Gilded Springs Development - Approve Final Map

**Recommendation:** That Council 1) approve the Final Map 18PLN-46 for Gilded Springs Subdivision and 2) approve Resolution 2022-23, accepting the public utility easements and rejecting a roadway dedication

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**Prepared by:** Bjorn P. Jones PE, City Engineer

**Council Meeting Date:** May 10, 2022

**Date Prepared:** May 5, 2022

**Agenda:** Consent

**Background Information:** On July 16, 2019, Planning Commission approved a Tentative Subdivision Map 18PLN-46 for the Gilded Springs Development, a division of the parcel APN 008-800-006, between West Main Street and Alta Street, into 26 parcels. The Final Map has been reviewed by the City Surveyor and deemed technically correct.

All public improvements are complete, and the subdivision improvements are substantially complete with a few punch list items remaining that the developer has asked to defer in order to better coordinate with building construction work. The developer has provided a letter committing to completing these items prior to building occupancy and has provided a performance security for the remaining work. Covenants, Conditions and Restrictions have been prepared and will be recorded, subject to legal review.

Staff recommends that Council approve the Final Map 18PLN-46 and adopt the attached Resolution 2022-23. The Resolution accepts the public utility easements associated with the map and rejects the offer of dedication of roadways. The streets within the development were not built to City Improvement Standards and were planned to be privately owned and maintained by the Home Owner's Association.

**Council Goals/Objectives:** Final Map approval executes portions of work tasks towards achieving/maintaining Strategic Goal - Community and Sense of Place.

**Fiscal Impact:** None

**Funds Available:** Yes

**Account #:** N/A

**Reviewed by:** City Manager