



## STAFF REPORT

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**MEETING DATE:** May 10, 2023

**PRESENTER:** Jerry Jones, City Engineer

**SUBJECT:** Resolution Approving Final Map, Subdivision Agreement, and Annexation into Landscaping and Lighting District No. 1 for Tract No. 6293

**RECOMMENDATION:** Council adopt resolution approving the Final Map, Subdivision Agreement, and annexation into Landscaping and Lighting District No. 1 for Tract No. 6293 and authorizing the Mayor to sign the Subdivision Agreement.

**EXECUTIVE SUMMARY:** The Developer, Joseph Crown Construction and Development, Inc. (Crown), has submitted a final map for Tract No. 6293 consisting of 85 single-family residential lots in the southwest quadrant of the City. In addition to submission of the final map, Crown has consented to the required subdivision agreement and documents for annexation into Landscaping and Lighting District No. 1, and paid all fees and deposits due. The City Engineer, City Surveyor, and City Staff have reviewed the final map and deemed it to be technically correct and in compliance with the tentative map. Staff recommend approval of the final map so that the development may continue in an efficient manner.

**DISCUSSION:** In late 2020/early 2021, the Planning Commission and City Council approved Vesting Tentative Tract Map No. 6293 (TM 6293), submitted by Crown, for property in the southwest quadrant of the City. The property is located at the southeast corner of Siskiyou Avenue and California Avenue. The tentative map consisted of property designated for single-family residential use, specifically 85 single-family residential lots. In the time since approval of TM 6293, Crown has submitted the final map, improvement plans, and required technical documents for the subdivision. The final map is included as Attachment 'A' for reference. The final map has been reviewed and deemed technically correct by City Staff. The improvement plans have been reviewed and approved by City Staff. At this time, Crown has requested that City Council consider approval of the final map. In addition to approving the final map, Staff recommends that Council accept the easements offered for dedication for public use on the final map.

In order for the final map to be approved and subsequently recorded, Crown is required to enter into a subdivision agreement with the City. As a provision of the subdivision agreement, Crown is required to post improvement and warranty securities, as required by Government Code Section 66462, in favor of the City to ensure that the improvements are completed, if Crown fails to do so. The basis for these securities is the total estimated cost for all improvements required to be completed by the developer to satisfy the conditions of approval for the tentative map. In addition, the subdivision agreement specifies the development impact fees to be paid by Crown and the timing of collection by the City. Other provisions of the

subdivision agreement include final acceptance terms, annexation to Landscaping and Lighting District No. 1, schedule for completion of improvements, construction standards, and others. Substantial completion (i.e. all utilities completed and tested, streets paved, street lighting installed, and any other improvements necessary to protect public health, safety, and welfare) of the improvements is required by March 1, 2024. No certificates of occupancy for homes within the subdivision will be granted until the improvements are deemed substantially complete by the City Engineer. The Subdivision Agreement for Tract No. 6293 is included as Exhibit 1 to the resolution provided as Attachment 'B'. Staff recommends Council approve the subdivision agreement.

**FISCAL IMPACT:**

Crown has paid all fees and submitted all deposits required for approval of the final map. Development impact fees due for each residential unit constructed will be collected at the date of final inspection or issuance of certificate of occupancy for that unit, whichever occurs first. Since TM 6293 was approved as a Vesting Tentative Map, development impact fees will be paid at the rate in effect at the time of approval (December 2020). If all development impact fees are not paid within two years of the date of the final map, then those outstanding fees will have to be paid at the rate in effect at the time of collection.

**ATTACHMENTS:**

- A. Final Map
- B. Resolution