

REPORT TO THE CITY COUNCIL AND SUCCESSOR AGENCY



DATE: July 18, 2017

TITLE: Approval of Parcel Map No. 37215-1 for Snider Investments, LLC, Acceptance of Dedications Shown on the Map, and Acceptance of Subdivision Improvement Agreement and Related Bonds

Prepared by: Richard Kopecky, City Engineer

RECOMMENDATION:

- 1) Find that the Parcel Map No. 37215-1 is in substantial conformance with the previously approved tentative map;**
- 2) Approve Parcel Map 37215-1 in accordance with the Conditions of Approval and when Subdivider has provided sufficient security for all the improvements to the satisfaction of the City Engineer;**
- 3) Accept the dedications as offered on the map for public ingress and egress of service and emergency vehicles, public utilities and limited access rights to Little Morongo Road and when Subdivider has complied with all the Conditions of Approval and has provided sufficient security of all the improvements to the satisfaction of the City Engineer;**
- 4) Approve the Subdivision Improvement Agreement, Performance Bond and Labor and Materials Bond, allowing substantive changes to be made by the City Manager and City Attorney as they deem appropriate;**
- 5) Authorize the City Clerk and City Engineer to sign the map evidencing the City Council's approval once the supporting documents and bonds are approved by City Staff and when the Subdivider has complied with all the Conditions of Approval and has provided sufficient security for all improvements to the satisfaction of the City Engineer; and**
- 6) Authorize staff to process and file the map and subdivision agreement with the County Recorder's Office when Subdivider has complied with all the Conditions of Approval and has provided sufficient security for all improvements to the satisfaction of the Interim City Engineer.**

DISCUSSION

Tentative Parcel Map No. 37215 is located on a 14.9-acre lot on the east side of Little Morongo Road between Pierson Boulevard and 14th Avenue-Two Bunch Palms Trail. The tentative map was approved as a two-phase condominium map by the Planning Commission on January 31, 2017. Phase I (Parcel Map No. 37215-1) the most westerly portion of the property has been submitted to City staff for review.

One condition of approval was to dedicate 20 feet across the frontage of the property for a total of 50 feet of a half street width (100 feet total) for Little Morongo Road. Unfortunately, an Edison easement exists in the same area of the dedication and would have required Edison's approval to record the map in accordance with the Subdivision Map Act. The owner agreed to grant a 31-foot area to the City which meant that the Edison easement was no longer a part of the map and did not need Edison's approval for recordation. This has no effect on Edison's existing easement rights or control of the transmission poles in the easement area. Staff believes that the map is in substantial conformance with the approved tentative and recommends that the Council make this finding.

All but one of the conditions established for the map have been met which includes the necessary dedication of access easements for emergency vehicles, utility services and limits to driveway access to Little Morongo Road. The one exception is that the bonds to guarantee the completion of the required improvements have not been submitted. To save time (45+ days awaiting the next scheduled Council meeting in September), the owner/developer has requested that the Council approve the map subject to the submittal of the bonds. The owner/developer has submitted a Subdivision Agreement that commits the owner to install the improvements.

If the Council approves the map, Staff will review the bonds when submitted by the owner, assemble the supporting documents and continue to process the map including the signature of the City Clerk and Interim City Engineer. After this process the map will be delivered to the County of Riverside for recordation. At that time the owner may make whatever condominium arrangements with other owners for a share in specific areas of the property shown on the map.

The improvements for the project include street improvements adjacent to the property, street lights, grading, relocation of SCE transmission poles, striping and marking, water and sewer mains, landscaping and irrigation and drainage devices. These are shown on improvement plans filed with the City. To guarantee the installation of these improvements to the City and the to comply with the Deferred Improvement Agreement and any future owners of the subdivided parcel, the developer has filed a Subdivision Improvement Agreement with the City. Performance of the agreement by the developer is guaranteed by performance and labor and materials bonds referenced in the agreement and would be on file with the City.

The Subdivision Improvement Agreement will be recorded with the County Recorder to notify any future owners of the requirements for development of the parcel. This is in accordance with the City's Recordation of Subdivision Agreements Ordinance approved on June 18, 2013.

The site improvements, fees, permit costs and contingencies total \$1,394,227. A draft of the Subdivision Improvement Agreement, Performance Bond and Labor and Materials Bond is attached as Exhibits 3 through 7 inclusive.

Staff recommends that the Council find that the parcel map is in substantial conformance with the previously approved tentative parcel map, authorize staff to continue processing the map including submitting it to the County Recorder when all the conditions of approval and in compliance with the Municipal Code.

FISCAL IMPACT

There is no direct fiscal impact to the City because of this approval. Fees collected for permits will offset the City's cost in processing the improvements. In addition, bonds will be posted to ensure that all improvements are completed prior to the issuance of a Certificate of Occupancy.

EXHIBIT(S)

- 1) Tentative Parcel Map 37215
- 2) Tentative Parcel Map 37215-1
- 3) Subdivision Improvement Agreement
- 4) Performance Bond On-Site
- 5) Performance Bond Off-Site
- 6) Labor and Materials Bond On-Site
- 7) Labor and Materials Bond Off-Site
- 8) Maintenance Warranty Bond