



Cathedral City

Legislation Text

File #: 2017-450, Version: 1

City Council

MEETING DATE: 11/8/2017

TITLE:

Approval of Final Parcel Map 30726 and Subdivision Improvement Agreement

FROM:

John A. Corella, P.E. - City Engineer

RECOMMENDATION:

Staff recommends the City Council approve the Final Map of Parcel Map 30726; and accept the offers of dedication made thereon for street and drainage purposes, subject to their improvement; and reject the offer of dedication of Lot "F" for street purposes at this time; and approve the vacation and abandonment of several roadway rights of way reserved in the original patents for the Parcel Map land, pursuant to the Subdivision Map Act; and approve the Subdivision Improvement Agreement for Parcel Map 30726 and authorize its execution by the Mayor and City Clerk.

BACKGROUND:

Tentative Parcel Map 30726 was approved on September 27, 2005, for the development of a ten (10) lot commercial/industrial complex on 18 acres on both sides of Date Palm Drive, just south of Varner Road.

The Tentative Map has been extended several times by State legislation and three times by the City Planning Commission pursuant to City Ordinance 659. There are no more extensions available for this Tentative Map.

This land has been vacant for some time, and the land ownership has gone through several hands. The present Owner/Subdivider is 63 Maxx Development Cathedral City, LLC, a Wyoming Limited Liability Company, (Maxx), which recently took ownership of the land.

DISCUSSION:

Maxx and its predecessor have worked diligently to complete a Final Map for the subdivision and to provide improvement securities. The Final Map has been submitted, checked, meets the conditions of the Tentative Map approval and is ready for City Council approval.

Maxx has executed a Subdivision Improvement Agreement, secured with sufficient improvement

securities in the form of corporate surety bonds. This Agreement requires City Council approval, and the signatures of the Mayor and City Clerk.

The dedications to the City on the Final Map include the widening of Date Palm Drive to current General Plan/North City Specific Plan widths and a short cul-de-sac on the west side of Date Palm Drive. A drainage easement is also offered over a portion of the watercourse along Varner Road. City Council is asked to accept the dedications on the Final Map, subject to the completion of the improvements. Lastly, a road easement is also offered for dedication along the south side of the Final Map, for future access to the vacant properties to the west and to a future reservoir site. Council is asked to reject this offer at this time, until this road is actually needed for public use.

The original land patents for this property, executed in 1959, 1960 and in 1964, reserved certain rights of way for future roadways. These are not now needed, and are being vacated by a certificate on the Final Map, pursuant to authority granted in Sections 66445(j) and 66499.20.2 of the State Subdivision Map Act.

Documents for the processing of the Final Map were submitted on and before the Tentative Parcel Map's September 27 expiration date and Staff has determined that Maxx did make a timely filing, respecting Section 66463.5 (b) of the Subdivision Map Act, and therefore final processing of the Final Map can continue after the technical expiration date.

Maxx must still post cash or security with the County Tax Collector as a guarantee of property tax payment before the Final Map can be recorded, therefore the City Council is asked to make the Final Map approval subject to the recordation of the Final Map with the County Recorder within 90 days of City Council approval. This should be more than adequate time to process the map through the County, and will assure the City that the recordation of Final Map is not unnecessarily delayed.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Final Parcel Map 30726 Sheet 1
2. Final Parcel Map 30726 Sheet 2
3. Final Parcel Map 30726 Sheet 3
4. Subdivision Improvement Agreement.