



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: OCTOBER 8, 2019
DEPARTMENT: PUBLIC WORKS DEPARTMENT
FROM: DAVID JACOBS, DIRECTOR
THRU: HILDA GARCIA, PW ADMIN SUPERVISOR
TITLE: SUBDIVISION IMPROVEMENT AGREEMENT AND FINAL MAP FOR MONTE BELLA SUBDIVISION PHASE 6

RECOMMENDED MOTION:

A motion to approve a resolution authorizing the Mayor to sign the subdivision improvement agreement on behalf of the City, approving the final map for the Monte Bella Subdivision Phase 6 and accepting the easements offered for dedication.

RECOMMENDATION:

It is recommended that the City Council approve a resolution authorizing the Mayor to sign the subdivision improvement agreement with KB Home, South Bay Incorporated, approve the final map and accept the dedicated easements.

EXECUTIVE SUMMARY:

KB Home South Bay Inc., a California corporation has signed an agreement outlining the conditions for developing and filing the final map submitted for Monte Bella Subdivision Phase 6, a 78 unit, 23.2-acre area. Developer has provided required surety and paid the related fees. Most of these infrastructure maintenance costs will be borne by the Monte Bella Maintenance District, which was established in 2004.

BACKGROUND:

KB Home, South Bay Incorporated, a California corporation has signed an agreement outlining the conditions for developing and filing the final map submitted for Monte Bella Subdivision, Phase 6. The subdivision map includes 78 residential lots on 23.2 acres of land, located north of Sconberg Parkway between Monte Bella Boulevard and Freedom Parkway. The subdivision is shown on the attached map. The developer has provided surety in the amount of \$11,355,934 as required in the Subdivision Map Act in the form of bonds to complete the public improvements and land development required by the City's Resolution of Approval on October 8, 2019.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

The staff recommendation supports the Council Goal of Well-Planned City and Excellent Infrastructure.

DEPARTMENTAL COORDINATION:

The City's Development and Engineering Services division works closely with Legal Department, Engineering Services division and the developer through the development and review of the subdivision improvement agreement and initial map approval process.

FISCAL AND SUSTAINABILITY IMPACT:

The developer paid the engineering fees (to cover the cost of checking the subdivision final map and improvement plans), and inspections fees (to cover the cost of inspecting the subdivision during the construction). Therefore, the City does not incur any costs in approving the subdivision agreement other than the additional maintenance cost when the public improvements are accepted for maintenance. Most of these infrastructure maintenance costs will be borne by the Monte Bella Maintenance District, which was established in 2004.

ATTACHMENTS:

Resolution
Final Map
Subdivision Improvement Agreement