

# **REPORT TO THE CITY COUNCIL**

## ***City of Salinas, California***

DATE: April 4, 2017

FROM: Frank Aguayo, Interim City Engineer

BY: Hilda Garcia, PW Admin Supervisor

SUBJECT: **APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT  
FOR MONTE BELLA SUBDIVISION, PHASE 5A**

### **RECOMMENDATION:**

That the City Council adopt a resolution authorizing the Mayor to sign the agreement on behalf of the City, approving the final map for Monte Bella Subdivision, Phase 5a, and accepting the easements offered for dedication.

### **BACKGROUND:**

BMCH California, a Delaware Limited Liability Company has signed an agreement outlining the conditions for developing and filing the final map submitted for Monte Bella Subdivision, Phase 5a. The subdivision final map includes 85 residential lots on 13.97 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 \$1,963,240 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 April 4, 2017.

### **ISSUE:**

Shall the Council approve the agreement with BMCH California, LLC and approve the final map, and accept the dedicated easements?

### **FISCAL IMPACT:**

Prior to issuing the permit, the developer will pay engineering fees (to cover the cost of checking the subdivision final map and improvement plans), and inspection 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.

## **TIME CONSIDERATIONS:**

Pursuant to Section 66458 of the Subdivision Map Act, Council is required to approve a final map at the meeting at which it receives it or at its next regular meeting provided that the map conforms to all the requirements of the Subdivision Map Act, local subdivision ordinances, and/or approved vesting tentative map.

If the map does not conform, Council shall disapprove the map. If the map is not approved within the prescribed time or any authorized extension thereof, and the map conforms to all requirements, and rulings, it shall be deemed approved, and the City Clerk shall certify or state its approval thereon.

## **ALTERNATIVES/IMPLICATIONS:**

Council may:

1. Approve the Monte Bella Phase 5a Final Map, authorize the Mayor to sign the agreement on behalf of the City, and accept the dedicated easements; or
2. Disapprove the map and agreement if the map does not conform; or
3. Neither approve nor disapprove the map and agreement, in which case if the map conforms, it shall be deemed approved by the operation of law without an agreement or surety.

## **CITY COUNCIL GOALS:**

Approving or disapproving the subdivision does not in any way impact or affect the current City Goals.

## **CONCLUSIONS:**

At the meeting of April 4, 2017, the City Council is asked to adopt a resolution authorizing the Mayor to sign the agreement on behalf of the City, approving the final map for Monte Bella Subdivision, Phase 5a, and accepting the easements offered for dedication

Distribution: (8 pt. font)

City Council

City Manager

City Attorney

Department Directors

(The City Clerk will distribute reports to the above individuals. Departments are responsible for distribution to any other identified individuals.)

Back Up Pages: (8 pt. font)

Location Map

Resolution

Subdivision Improvement Agreement