

**AGENDA
ITEM**

9



AGENDA STAFF REPORT

DATE: December 18, 2019

TO: Mayor and City Council

APPROVED BY: David Dale, City Manager *md*

PREPARED BY: Christopher Velasco, Contract Planner *CV*

SUBJECT: Adopt a Resolution Approving Recordation of Final Map Subdivision 058-030-097 (2 Lots - Kloke Tract)

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Recommendation:

Final Map Subdivision: The Planning division recommends that the City Council approve a resolution approving Final Map Subdivision No. 058-030-097 (2 Lots – Kloke Tract) which proposes the subdivision of approximately .36 acres of land in order to create two (2) parcels, parcel 1 and 2 are both approximately .18 acres in size.

The project is exempt from formal environmental review pursuant to Section 15315 - Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines.

Background:

Marco A. Arellano and Silvia P. Arellano (referred to as Applicant's hereafter) has submitted a Tentative Parcel Map (TPM) to legally subdivide approximately .36 acres of land in order to create two (2) parcels, parcel 1 and 2 are both approximately .18 acres in size. Applicants submitted a Uniform Application for a TPM on August 13, 2019. The Planning Division reviewed the application for conformance with the State Subdivision Map Act and the City's related ordinances. The minimum lot size under the Development Standards for R Zones is 6,000 SF or .137 acres (there is a 5,000 SF minimum for deed restricted affordable housing developments). The proposed new parcels would exceed the minimum standards. TPM was tentatively approved for conformance with the Calexico Municipal Code and sent to the Project Review Committee on August 22, 2019. During the PRC meeting there were no comments from the committee relating to the particular TPM. The Map was then sent to the City's Engineering Division for review. On December 2, 2019, the Planning Commission approved Resolution No. 2019-34 approving a tentative parcel map.

AGENDA
ITEM
9

The parcel map is exempt from formal environmental review pursuant to Section 15315 - (Minor Land Divisions) per CEQA Guidelines. The public hearing was published in the Calexico Chronicle on December 5, 2019 and noticed to property owners within 500' of the project site on December 5, 2019. The agenda was also posted on the city's internet web site and in front of the City Hall.

Discussion & Analysis:

The existing surrounding residential and industrial uses of the area are compatible with the proposed parcel map drawn by the engineer and would not cause any direct impacts beyond those which existed in the area prior to the parcel map application being the applicants.

The proposed land division has been reviewed by city engineering and planning staff and complies with Calexico's adopted zoning and subdivision ordinances including minimum lot size, width and depth dimensions.

Project Location and Setting

The project site is located on the northeast corner of Camacho Road and Estrada Boulevard.

The site is bordered on the north by an unpermitted mobile home park and to the south and east by scattered single family homes and to the west by vacant land zoned industrial uses.

The project site is presently designated Industrial and zoned IR, Industrial Rail according to the General Plan and Zoning Ordinance, respectively. There is no physical development being proposed at this time.

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Industrial Land	IR - Industrial Rail	I - Industrial
North	Mobile Home Park	IR - Industrial Rail	I - Industrial
South	Single-Family Use	IR - Industrial Rail	I - Industrial
East	Single-Family Use	IR - Industrial Rail	I - Industrial
West	Vacant Industrial Land	IR - Industrial Rail	I - Industrial

Project Description(s)

Applicants have submitted a Tentative Parcel Map (**Exhibit A**) to legally subdivide a one parcel that is currently .36 acres of land and create (2) parcels, Parcel 1 and 2 are both approximately .18 acres in size,

Parcel 1 is approximately .18 acres while Parcel 2 is approximately .18 in size. The Parcel Map has been drawn and divided in accordance with city engineering standards.

Fiscal Impact:

None.

Coordinated With:

City Engineering Department.

Attachment(s):

1. Resolution of the City Council of the City of Calexico Approving Recordation of Final Map Subdivision 058-030-097 (2 Lots - Kloke Tract).
2. Tentative Parcel Map approved by the Planning Commission on 12-02-2019.

RESOLUTION NO. 2019- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO APPROVING RECORDATION OF FINAL MAP SUBDIVISION 058-030-097 (2 LOTS - KLOKE TRACT)

WHEREAS, The applicant has filed an application relative to an approximately .36 acre site located North of the intersection of Camacho Road and Estrada Boulevard into two separate lots that are approximately .18 acres in size, specifically described as APN 058-030-097; and

WHEREAS, Planning Commission, at its regular meeting on December 2, 2019 held a duly noticed public hearing and approved and certified the Tentative Parcel Map No. 058-030-097 and related Determination that the proposal met the exemption requirements of the California Environmental Quality Act (CEQA) under Planning Commission Resolution No. 2019-34; and

WHEREAS, the Final Map Subdivision No. 058-030-097 (Kloke Tract) has been reviewed and approved by a Professional Land Surveyor and City Staff; and

NOW, THEREFORE, BE IT RESOLVED that the City of Calexico City Council does hereby affirm and acknowledge the Resolution adopted by the Planning Commission Resolution No. 2019-34 regarding the determination that the proposed subdivision meets the requirements of CEQA guidelines for the City to file notice of exemption and approves the recordation of the Final Map Subdivision No. 058-030-097 (2 Lots - Kloke Tract) at the Imperial County Recorder's Office.

PASSED, APPROVED AND ADOPTED this 18th day of December 2019.

Bill Hodge, Mayor

ATTEST:

Gabriela T. Garcia, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

State of California)
County of Imperial) ss.
City of Calexico)

I, Gabriela T. Garcia, City Clerk of the City of Calexico, California, do hereby certify that the above and foregoing Resolution No. 2019-____, was duly passed, approved and adopted by the City of Calexico City Council at its regular meeting held on the 18th day of December, 2019, by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gabriela T. Garcia, City Clerk

RESOLUTION NO. 2019 - 34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 058-030-097 WHICH PROPOSES THE SUBDIVISION OF APPROXIMATELY .36 ACRES OF LAND IN ORDER TO CREATE TWO (2) PARCELS, PARCEL 1 AND 2 ARE BOTH APPROXIMATELY .18 ACRES IN SIZE.

WHEREAS, Marco A. Arellano and Silvia P. Arellano has filed an application for approval of the subdivision of approximately .36 acres of land located on the northeast corner of Camacho Road and Estrada Boulevard; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of approving tentative parcel maps that subdivide land; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by Development Services - Planning Division and other interested parties at a public hearing held with respect to this item on December 2, 2019.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission finds and determines that the project is exempt from formal environmental review pursuant to Section 15315 - Minor Land Divisions, in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 2. That in accordance with the State Subdivision Map Act and requirements of Title 16 - Subdivisions, of the Calexico Municipal Code, the following findings and conditions of approval for Tentative Parcel Map No. 058-030-097 and attached hereto as **Exhibit A** have been made as follows:

FINDINGS:

- a) The proposed parcel map/subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivision Ordinance; and the State Subdivision Map Act.

The design of the parcel map/subdivision is consistent with the General Plan and Zoning designations, respectively of the City of Calexico. The project is consistent with the designated land use planning of the area, development and design standards, and all other appropriate requirements contained in Calexico's General Plan document and Subdivision Map Act.

- b) The proposed parcel map/subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The subdivision is consistent with the land use plan, engineering standards, programs, and all other appropriate requirements contained in the General Plan. The Tentative Parcel Map is also consistent with the General Plan and Zoning Code designations.

**PLANNING COMMISSION RESOLUTION FOR
TENTATIVE PARCEL MAP NO. 058-030-097**

Page 2 of 3

- c) The effects this proposed subdivision is likely to have upon the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

The subdivision is consistent with the City's General Plan and Zoning Ordinance and will not result in any adverse environmental impact beyond those which may have already existed prior to this application being filed.

CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the approval of the proposed Tentative Parcel Map including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
2. The project shall include the division of one parcel approximately .36 acres into two (2) parcels in accordance with the California Subdivision Map Act located on the northeast corner of Camacho Road and Estrada Boulevard. Parcel 1 is approximately .18 acres in size, and Parcel 2 measure approximately .18 acres in size.
3. The applicant shall pay all applicable fees in accordance with the city's fee schedule.
4. Prior to recordation of final map any improvements specified herein and approved by the Planning Commission shall be installed, or agreements for said improvements shall be submitted to the City for approval by the City Engineer and Attorney, and all other stated conditions complied with.
5. The Tentative Parcel Map shall expire two (2) years from the date of approval, unless within that period of time, an extension of time is granted by the City in accordance with the State Subdivision Map Act and Subdivision Ordinance (Chapter 16) of the Calexico Municipal Code.
7. Any off-site improvements such as curb, gutter, sidewalk and paving shall be upgraded in accordance with city engineering standard as required by the Engineering Inspector.
8. The Tentative Parcel Map shall comply with all applicable requirements of the State of California Subdivision Map Act and Chapter 16 - Subdivisions, of the City's Subdivision Ordinance.
9. The project shall comply with applicable staff comments found in the Planning Commission staff report and all other applicable Federal, State and local codes, ordinances and policies.

**PLANNING COMMISSION RESOLUTION FOR
TENTATIVE PARCEL MAP NO. 058-030-097**

Page 3 of 3

10. All Utilities shall be installed in accordance with the city's Master Water/Sewer Plan if required by Public Works

NOW, THEREFORE, subject to the above findings and conditions, the Planning Commission of the City of Calexico DOES HEREBY APPROVE Tentative Parcel Map No. 058-030-097.

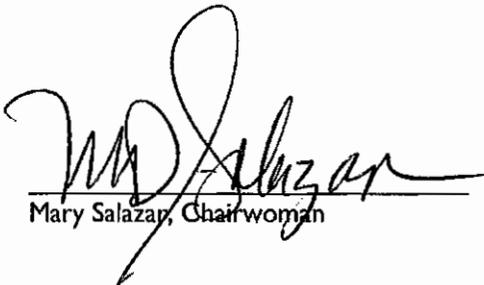
PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Calexico, California, at its regular meeting held on the 2nd day of December, 2019, by the following vote to wit:

AYES: Salazar, Zarate, Zamarripa, Cota

NOES:

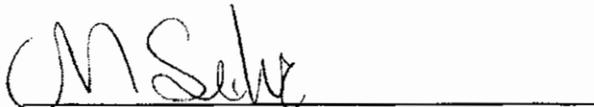
ABSENT: Mayne

ABSTAIN:



Mary Salazar, Chairwoman

ATTEST:



Monica Silva, Deputy Clerk