



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: December 7, 2022

To: Honorable Mayor and City Council Members

From: Robert D. Field, City Manager;
Daniel Hernandez, Agency Director of Public Works,
Operations and Maintenance

Department: Public Works

Subject: **Approve Final Tract Map No. 20258 (Ward 6)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California, adopt Resolution No 2022-260, approving the Final Map for Tract No. 20258 (Subdivision 18-17) involving the subdivision of a parcel containing approximately 1.06 acres into six (6) single family residential lots for a future planned residential development located at 575 N. Meridian Avenue (APN: 0142-325-04) within the Residential Suburban (RS) Zone; and accepting the public dedications as set forth on said map; and authorizing execution of the standard form of agreement for the subdivision improvements.

Background

On December 3, 2018, the Planning Commission of the City of San Bernardino, California, approved Subdivision 18-17 (Tentative Tract Map 20258) allowing the subdivision of a parcel containing a total of approximately 1.06 acres into six (6) single family residential lots for a future planned residential development located at 575 N. Meridian Avenue (APN: 0142-325-04) within the Residential Suburban (RS) Zone, and finding the project subject to a categorical exemption under the California Environmental Quality Act.

Discussion

The proposed project consists of subdividing a parcel containing a total of approximately 1.06 acres into six (6) single family residential lots. The proposed detached lots are part of a planned residential development also approved on December 3, 2018, by the Planning Commission as Subdivision 18-17 (Tentative Tract Map 20258) per the same Resolution 2019-074-PC.

Pursuant to the requirements of Chapter 19.48 (Final and Parcel Maps) of the City of San Bernardino Development Code and the Subdivision Map Act, the applicant

has submitted a Final Map for Mayor and City Council action and final acceptance. The City Engineer has reviewed the proposed Final Map for Tract No. 20258 and determined that the Final Map is in compliance with the Subdivision Map Act, the City's ordinances regarding subdivisions, and with all conditions of approval.

California Environmental Quality Act (CEQA)

On December 3, 2018, pursuant to requirements of the California Environmental Quality Act (CEQA), the Planning Division of the Community Development Department evaluated Subdivision (Tentative Tract Map 20258) and determined that it is exempt from the CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.

The City Engineer has reviewed the tentative tract map with adopted conditions of approval and determined that the Final Map for Tract No. 20258 has been found to be in substantial conformance with the approved tentative tract map.

2021-2025 Strategic Targets and Goals

The adoption of a Resolution approving the Final Tract Map for Tract No. 20258 aligns with Key Target Goal No. 1: Improved Operational & Financial Capacity. Specifically, the transformation of existing vacant underutilized properties into productive single-family residential lots for the purpose of developing single-family residential homes meets the City's economic development goals.

Fiscal Impact

There will be no fiscal impact associated with this action. All public infrastructure improvements required for this subdivision will be constructed by the developer at its sole cost. City services will be provided to this project similar to other residential projects in the City.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California, adopt Resolution No 2022-260, approving the Final Map for Tract No. 20258 (Subdivision 18-17) involving the subdivision of a parcel containing approximately 1.06 acres into six (6) single family residential lots for a future planned residential development located at 575 N. Meridian Avenue (APN: 0142-325-04) within the Residential Suburban (RS) Zone; and accepting the public dedications as set forth on said map; and authorizing execution of the standard form of agreement for the subdivision improvements.

Attachments

Attachment 1	Resolution 2022-260
Attachment 2	Final Tract Map for Tract 20258
Attachment 3	Subdivision Public Improvement Agreement
Attachment 4	Project Bonds

Attachment 5

Resolution 2019-074-PC

Ward:

Sixth Ward

Synopsis of Previous Council Actions:

December 3, 2018

Mayor and City Council adopted Resolution No. 2019-074-PC Subdivision 18-17 approving Tentative Tract Map 20258.