



Staff Report

File #: 22-0805

REQUEST FOR CITY COUNCIL ACTION

DATE: 10/19/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Resolution ordering the summary vacation of a temporary emergency vehicular access easement and a temporary water line easement located on Lot 8 of Tract 25690-2 and Lot 9 of Tract 25690-1 located between MacBeth Avenue and Dakin Drive.

EXECUTIVE SUMMARY:

This staff report asks that the City Council consider a summary vacation of temporary easements that were created for emergency vehicular access and a water line serving Tract 25690. The property adjacent to Tract 25690 is being developed with single family homes per Tract 36608 where the two local streets are being extended into the development to create a looped road and the water line is being relocated within the right-of-way of the local streets. The new street improvements and extension of the water line into Tract 36608 removes the need for the temporary easement.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2022-117, ordering the summary vacation of a temporary emergency vehicular access easement and a temporary water line easement located on Lot 8 of Tract 25690-2 and Lot 9 of Tract 25690-1 located between MacBeth Avenue and Dakin Drive.

BACKGROUND & HISTORY:

On April 15, 2020, the City Council approved Tentative Tract Map 36608, which subdivided 6 acres into 23 single family residential lots. The zoning of the property is R-1-7.2. The project is located north of Highgrove Street, between Lincoln Avenue and Montoya Drive. The subdivision abuts an existing single-family residential neighborhood to the north that was created by Tract Map 25690-1 and Tract Map 25690-2 ("Tract 25690").

On May 25, 2022, Lot Line Adjustment No. 2020-005 was recorded, adjusting the property lines on Lots 12 & 19 of Tract 36608 to be contiguous to Lots 8 and 9 of Tract 25690. With the development of Tract 36608, the temporary emergency vehicular access easement and the temporary water line

easement crossing Lots 8 and 9 of Tract 25690 would be vacated. Vehicular access would be provided by MacBeth Avenue and Dakin Drive, which are being extended into Tract 36608. The streets will provide a looped connection for continuous access. The water line is also being relocated into the right-of-way of the public streets.

ANALYSIS:

DR Horton is the owner and developer of Tract 36608. The developer is requesting that the temporary emergency vehicular access and temporary water line easement located on Lots 8 and 9 of Tract Map 25690 be vacated. Based on staff's assessment, the temporary emergency vehicular access is no longer required since the roads, MacBeth Avenue and Dakin Drive, are being extended into Tract 36608. The existing temporary water line easement is also no longer required since the water line has been removed and relocated within the public right-of-way of the streets. Additionally, the vacation of the temporary easements will clean up the title report and allow Lots 8 and 9 of Tract 25690, which are currently vacant, to be developed and sold.

FINANCIAL IMPACT:

The vacation of the existing easements will not have a financial impact.

ENVIRONMENTAL ANALYSIS:

The vacation of the easement is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. This action is affiliated with a previously approved project in which a Mitigated Negative Declaration was prepared pursuant to Section 15070 of the State Guidelines for implementing CEQA for Tract 36608 and approved by the City Council on April 15, 2020. There is no possibility that this action will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: MARIA MIRANDA, SENIOR ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Resolution No. 2022-117
2. Exhibit 2 - Location Map Existing and Proposed
3. Exhibit 3 - Easement Vacation Request Letter