



## Council Agenda Report

From: Brian Cowen, City Engineer

Subject: Approval of Parcel Map PR 20-0018 for Recordation – 3051 Union Road, Garrett Thiessen

CEQA Determination: The parcel map is consistent with the mitigated negative declaration for the project certified by the City Council by Resolution 21-117.

Date: June 20, 2023

---

### Facts

1. On August 17, 2021, City Council approved Resolution 21-119, conditionally approving the Vesting Tentative Parcel Map PR 20-0018.
2. The subdivision that was approved by Resolution 21-119 is located at 3051 Union Road and divides the existing 6.54-acre lot into one 3.56-acre parcel and one 2.98-acre parcel. (Vicinity Map, Attachment 1).
3. The applicant, Garrett Thiessen, has submitted Parcel Map PR 20-0018 to be approved for recordation.
4. The parcel map includes a 2.00-foot offer of dedication for road purposes.
5. The applicant has submitted the required documents dedicating an avigation easement to the City.
6. Parcel Map PR 20-0018 is consistent with the mitigated negative declaration for the project certified by the City Council by Resolution 21-117.

### Options

1. Do nothing.
2. Approve Parcel Map PR 20-0018 for recordation, accept the avigation easement for recordation, and accept a 2.00-foot offer of dedication for road purposes.
3. Refer the item back to staff for additional analysis.

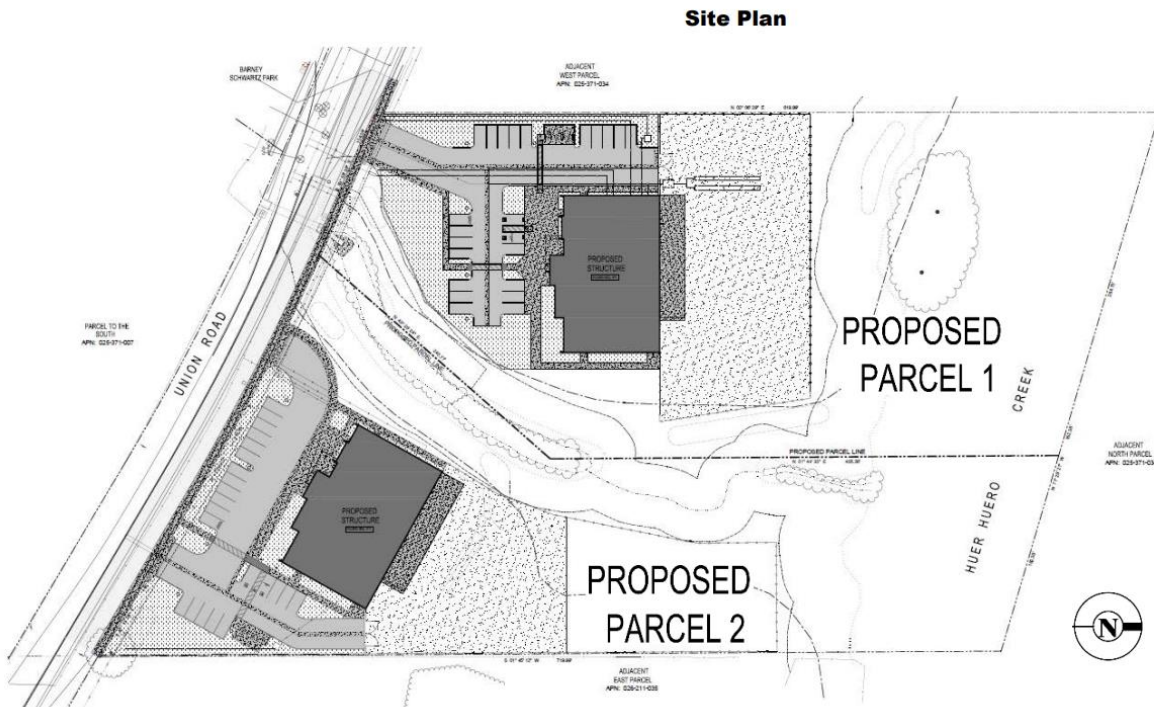
### Analysis and Conclusions

Parcel Map PR 20-0018 subdivides the 6.54-acre lot into one 3.56-acre parcel and one 2.98-acre parcel. The site is zoned Commercial/ Light Industrial with a Planned Development Overlay (C3 PD). The site is located within Special Conditions Area F, and was subject to a conditional use permit to ensure compatibility with neighboring uses.

### Project Summary

- Subdivision of one 6.54-acre parcel into one 3.56-acre parcel and one 2.98-acre parcel
- Phased construction of two 12,462 square-foot buildings (one on each new parcel)
- Offices: ~3,100sf
- Mezzanine: 2,462
- Equipment storage: 3,202sf
- Open Area: 3,633sf

- Parking (23 spaces on Parcel 1 and 22 spaces on Parcel 2)
- Screened yard (28,300sf on Parcel 1 and 18,278sf on Parcel 2)
- Onsite wastewater treatment system on each parcel
- Use permit for the establishment of contracted services uses on each parcel



The Acting City Surveyor has determined that Parcel Map PR 20-0018 is in substantial compliance with the Subdivision Map Act. The City Engineer has determined that all conditions imposed by the City Council, including a signed avigation easement, placement of a note on the final map stating that frontage improvements are required to be constructed for each parcel prior to building permit final on each property, and a signed sewer agreement have been satisfied.

**Fiscal Impact**

There are no fiscal impacts associated with accepting PR 20-0018.

**CEQA**

The final map is consistent with the mitigated negative declaration for the project certified by the City Council by Resolution 21-117.

**Recommendation**

Approve Resolution 23-XXX, approving Parcel Map PR 20-0018 for recordation, accepting the avigation easement for recordation, and accepting a 2.00-foot offer of dedication for road purposes.

**Attachments**

1. Vicinity Map – Parcel Map 20-0018
2. Resolution 23-XXX - Approving Parcel Map PR 20-0018, 3051 Union Road, APN: 025-371-029

- a. Parcel Map PR 20-0018
- b. Parcel Map PR 20-0018. Avigation Easement