

**STAFF REPORT****CITY COUNCIL  
July 22, 2003**

To: Mayor and City Council

From: George J. Rodericks, City Manager

Originated By: Warren Repke, City Engineer

**SUBJECT: Proposed Parcel Map and Recreation Trail Realignment - 9571 & 19201 Mesa Drive**

**BACKGROUND**

In 1978 the City Council adopted a Resolution vacating for roadway purposes the 40 foot wide Loma Street Right-of-Way between Mesa Drive and Canyon Circle, as shown on attached Exhibit A. The following two reservations were made as a part of the vacation:

1. Reserved the Right-of-Way for utility, trail, and storm drain purposes; and
2. Reserved an access easement from Mesa Drive to Assessor's Parcel No. 372-541-08 (also known as 9571 Mesa Dr. or the Brodsky property).

The existing conditions are shown on Exhibit B.

The trail easement between Mesa Drive and Canyon Drive is an integral and important part of the City Recreational Trail system as adopted in the City General Plan (Exhibit C). The City staff and Council have been seeking funding methods to complete the City Trail system, including pursuit of various State and Federal Grant programs.

City staff has been contacted by Mr. Kevin Carver, who expressed interest in the purchase of 9571 Mesa to subdivide the property into two parcels. The intentions and request of the Carvers as indicated in their letter of July 9, 2003 (Exhibit D) are summarized below and shown on the concept map, Exhibit E:

1. Purchase the property at 9571 Mesa Drive;
2. Purchase sufficient additional property from the adjacent parcel at 19201 Mesa Drive (AP No. 372-552-08 and also known as the Fontanesi property) to add to the property at 9571 Mesa and provide sufficient lot area to allow a subdivision into two parcels;
3. Request the City vacate the 40 foot wide trail easement over the 9571 and 19201 Mesa parcels; and
4. Dedicate a new 15 foot wide trail easement between Mesa Drive and the existing easement to the north.

**FINDINGS**

City staff has reviewed the proposed concept and has the following findings, comments, and suggestions:

1. The proposed parcels meet the requirements of the City Code with regard to net area and lot dimensions;

2. A subdivision map will need to include all three parcels impacted by the proposal due to the relocation of the west lot line of Parcel 3 (19201 Mesa Dr.);
3. Staff can support abandonment of the existing trail easement over the existing two parcels, in exchange for the realigned 15 foot wide trail, provided that a usable trail can be constructed over the proposed alignment;
4. Staff suggests that the existing utility and storm drain uses over the existing easement should be maintained;
5. Staff suggests that the improvement of the recreation trail to City standards be made a condition of the trail abandonment, relocation, and proposed subdivision;
6. A subdivision including Parcel 3 (19201 Mesa) would usually require the construction of street improvements on Mesa Drive along Parcel 3. However, staff can support these improvement not being required at this time due to the minor involvement of this parcel;
7. The existing structure at 9571 Mesa Drive meets City Code setback requirements based on the existing and proposed parcel lines; and
8. Abandonment of the existing trail would take place after dedication of the new trail was complete.

Upon receiving input from City Council, the next step is for the applicant to file a Tentative Parcel Map. This application would be processed under the City Subdivision Codes and would require a Public Hearing and approval by City Council. Various conditions, as appropriate, would be placed on the subdivision approval. Once the Final Parcel Map has been recorded, which establishes the new lot lines and trail easement, the existing trail easement abandonment process would begin.

The Community Development Committee has reviewed the concept plan and is supportive of the proposal.

#### **RECOMMENDATION**

It is recommended that City Council review the concept being proposed and provide input and direction to the applicant prior to formal filing of a subdivision map. No formal action is required at this time.