



**DATE:** November 16, 2022

**TO:** Mayor and Members of the City Council

**FROM:** John R. Gillison, City Manager

**INITIATED BY:** Jason C. Welday, Director of Engineering Services/City Engineer  
Brian Sandona, Senior Civil Engineer

**SUBJECT:** Consideration of an Improvement Agreement for Case No. DRC2018-00946 Located at 13261 Arrow Route on the Southwest Corner of Arrow Route and Hickory Avenue, Accept Faithful Performance and Labor & Materials Bonds, and the Ordering the Annexation of the Subject Property into Landscape Maintenance District No. 3B and Street Light Maintenance District No's. 1 and 6 as Requested by 88 Arrow Route, LLC. This Project has been Determined by the Planning Commission to be Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332—Class 32. **(RESOLUTION NOS. 2022-137, 2022-138, AND 2022-139)** (CITY)

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**RECOMMENDATION:**

It is recommended that the City Council:

1. Approve an Improvement Agreement for Case No. DRC2018-00946;
2. Accept Faithful Performance and Labor & Materials bonds (Bond #4446741) guaranteeing the construction of required public improvements; and
3. Adopt the attached resolutions ordering the annexation of the subject property into Landscape Maintenance District No. 3B (LMD3B) and Street Light Maintenance District No's. 1 and 6 (SLD1 and SLD6).

**BACKGROUND:**

On October 23, 2019, the Planning Commission approved Case No. DRC2018-00594 for the construction of a 33,067 square foot warehouse on a 1.67-acre parcel located at 13261 Arrow Route on the southwest corner of Arrow Route and Hickory Avenue, in the General Industrial (GI) District as described and approved in Planning Commission Resolution No. 19-66. This approval included conditions to construct certain public improvements including street, landscape, and street lighting along the frontage of Arrow Route and Hickory Avenue.

**ANALYSIS:**

The developer, 88 Arrow Route, LLC, has submitted an Improvement Agreement and Faithful Performance and Labor & Materials bonds in the following amounts:

Faithful Performance Bond	\$148,600
Labor and Material Bond	\$148,600

Copies of the bonds and Consent and Waiver to Annexation forms signed by the developer are on file in the City Clerk’s office.

**ENVIRONMENTAL ANALYSIS:**

On October 23, 2019, the Planning Commission adopted Planning Commission Resolution No. 19-66 approving the proposed development and making a determination that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332—In-Fill Development Projects.

**FISCAL IMPACT:**

The proposed annexations would satisfy the conditions of approval for the development and supply additional annual revenue into the Landscape Maintenance District and Street Lighting Districts in the following amounts:

Landscape Maintenance District No. 3B:	\$437.47
Street Lighting District No. 1:	\$55.09
Street Lighting District No. 6:	\$79.67

Further, the development would construct three streetlights that will be maintained by the City. One streetlight will be maintained by SLD1 and two will be maintained by SLD6.

**COUNCIL MISSION / VISION / GOAL(S) ADDRESSED:**

This item addresses the City Council’s vision to build on our success as a world class community, to create an equitable, sustainable, and vibrant city, rich in opportunity for all to thrive through the construction of high-quality public improvements.

**ATTACHMENTS:**

- Attachment 1 – Vicinity Map
- Attachment 2 – Improvement Agreement
- Attachment 3 – Resolution for Annexation into LMD3B
- Attachment 4 – Resolution for Annexation into SLD1
- Attachment 5 – Resolution for Annexation into SLD6