



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council
From: Jason Simpson, City Manager
Prepared by: Remon Habib, City Engineer
Date: July 23, 2024
Subject: Final Map 38116, Lakeside

Recommendation

1. Approve Final Map 38116 subject to the City Engineer's acceptance as being true and correct;
2. Authorize the City Clerk to sign the map and arrange for recordation of Final Map 38116; and
3. Authorize the City Manager to execute the Construction Agreements for Street Improvements and Monumentation.

Background

The proposed project will develop 140 two-story condominium residences with floor plans from approximately 1,793 square feet to 2,288 square feet. The Final Map 38116 is located at the easterly corner of Grand Avenue and Riverside Drive. It consists of 34.81 acres. Included are one (1) lot for detached condominium residences, one (1) lot for a water quality basin, five (5) lots for open space, two (2) lots for private parks, and one (1) lot dedicated for public street and utility purposes. All future public improvements have been secured.

Discussion

Per the Subdivision Map Act 66474.1, the final map has been reviewed and it has been determined that it is in substantial conformance to the previously approved Tentative Tract Map No. 38116. All Conditions of Approval relative to the final map approval have been satisfied.

Fiscal Impact

Public improvements are to be constructed by the developer. The surety posted is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

Attachments

Attachment 1 - Final Index Map

Attachment 2 - Vicinity Map

Attachment 3 - Construction Agreements

