



## 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:** March 26, 2024

**Subject:** Parcel Map 38195, Evergreen Commercial Development

### **Recommendation**

Approve Parcel Map 38195 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for recordation.

### **Background**

The project site is located at the eastern corner of Central Avenue and Cambern Avenue intersection. Parcel Map 38195 will subdivide 4.141 acres into three (3) commercial lots ranging in size from 1.10 to 1.44 acres and one (1) lettered lot for right of way dedication. Planned development consists of a carwash service, fast service restaurant, and gas station with convenience store.

### **Discussion**

Per the Subdivision Map Act Section 66474.1, Parcel Map 38195 has been reviewed and staff has determined the parcel map is in substantial conformance to the previously approved Tentative Parcel Map 38195. All conditions of approval relative to the parcel map have been completed.

### **Fiscal Impact**

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

### **Attachments**

Attachment 1 - Final Boundary Map  
Attachment 2 - Vicinity Map