



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: January 30, 2024

Subject: Final Map 38626, Corydon Gateway

Recommendation

Approve Final Map 38626 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for the recordation of the final map.

Background

The project site located at the northwest corner Mission Trail and Corydon Street intersection. Final Map 38626 will subdivide one (1) parcel totaling 2.14 gross acres for condominium purposes to convert approximately 1.64-acre lot into one common parcel and establish six (6) units within the industrial building. Final Map 38626 was continued from the January 23, 2024 City Council meeting.

Discussion

Per the Subdivision Map Act Section 66474.1, Final Map 38626 has been reviewed and staff has been determined the final map is in substantial conformance to the previously approved Tentative Tract Map 38626. All conditions of approval relative to the final map have been completed and the title issue regarding potential encumbrances that led to the continuance has been resolved.

Fiscal Impact

Public improvements are to be constructed by the master developer of the Corydon Gateway project. 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

