



REPORT TO CITY COUNCIL

To: Honorable Mayor or Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: January 24, 2023

Subject: **Final Map No. 36557 (Terracina)**

Recommendation

1. Approve Final Map No. 36557 subject to the City Engineer's acceptance as being true and correct;
2. Authorize the City Clerk to sign the map and arrange for the recordation of Final Map No. 36557; and
3. Authorize the City Manager to execute the construction and monumentation agreement.

Background

The proposed Final Map No. 36557 is located north of Lakeshore Drive, south of Nichols Road, and between Dryden Street and Terra Cotta Road. It consists of 153.185 gross acres. Included are 402 single-family residential lots and 40 lettered lots, which include 26 lots dedicated for public street and utility purposes, one (1) park site, and the remainder for Home Owners Association maintenance purposes. The single-family residential lot sizes range from 4,603 square feet to 23,566 square feet with an average lot size of 7,232 square feet.

Easements in favor of Elsinore Valley Municipal Water District impacts Lots 115, 124 through 126. These lots will remain not developable until the easement has been abandoned by a recorded notice. Additionally, an easement in favor of Southern California Edison impacts Lots 365 through 375 and 393 through 402. These lots will remain not developable until easement has been abandoned by a recorded notice.

Discussion

Per the Subdivision Map Act Section 66474.1, the Final Map has been reviewed and it has been determined that it is in substantial conformance to the previously approved Vesting Tentative Tract Map No. 36557. All Conditions of Approval relative to the Final Map approval have been completed.

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 - Monumentation and Construction Agreements