



## 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:** April 11, 2023

**Subject:** Final Tract Map 36567, South Shore II

### **Recommendation**

1. Approve Final Tract Map 36567 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 Tract Map 36567; and
3. Authorize the City Manager to execute the lien agreement, in such final form approved by the City Attorney, for improvements and monumentation.

### **Background**

Final Tract Map 36567, South Shore II development is located northeast of Camino Del Norte and Main Street intersection and between future Elsinore Hills Road and La Strada. This project is directly adjacent to TTM 35337 Spyglass residential development. Final Tract Map 36567 consists of 67.71 gross acres. Included are 147 residential lots, seven (7) lettered lots for street and public utility purposes, two (2) lots for open space, one (1) lot for water quality basin, and one (1) lot for a public park with a lot size of 9,032 square feet. The single-family residential lot sizes range from 6,000 to 17,089 square feet with an average lot size of 7,560.

### **Discussion**

Per the Subdivision Map Act Section 66474.1, the Final Tract Map 36567 has been reviewed and it has been determined it is in substantial conformance to the previously approved Tentative Tract Map No. 36567. All Conditions of Approval relative to the Final Tract Map approval have been satisfied.

**Fiscal Impact**

Public improvements are to be constructed by the developer and City has requested security to guarantee the completion of public improvements. The Lien Agreement will satisfy the security obligation contained in the Subdivision Improvement Agreement.

**Attachments**

Attachment 1 - Final Index Map

Attachment 2 - Vicinity Map

Attachment 3 - Agreement