



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Dina Purvis, Senior Engineering Technician

Date: April 9, 2019

Subject: Final Map 31920-20, KHovnanian Homes, Summerly

Recommendations

1. Approve Final Map No. 31920-20 subject to the City Engineer's acceptance as being true and correct.
2. That the City Council authorize the City Clerk to sign the map and arrange for the recordation of Final Map No. 31920-20.

Background

This is a part of the Summerly community. The proposed Final Map No. 31920-20 consists of 13.686 acres. Included are 101 residential lots, 7 lots for public right of way, and 20 landscaping/wall lots. The average lot size in this neighborhood is 4,100 square feet, with the smallest being 3500 square feet and the largest just over 6600 square feet. The proposed streets will be public and the landscaping/wall maintenance will be provided by the HOA. All future public improvements have been secured.

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 Tentative Tract Map No. 31920-20. 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 is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

Exhibits

- A. Vicinity Map
- B. Final Map Index