



## **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:** December 10, 2019

**Subject:** Parcel Map 33267, Westlake Detached Condominiums, Pardee Homes

### **Recommendations**

1. Approve Final Parcel Map 33267 subject to the City Engineer's acceptance as being true and correct; and
2. Authorize the City Clerk to sign the map and arrange for the recordation of Final Parcel Map 33267.

### **Background**

Pardee Homes has broken ground on the development of the Westlake project at the intersection of Riverside and Grand. The project is conditioned to construct the signal at Riverside and Grand, and is receiving TUMF credit from WRCOG for its construction. This map is consolidating the existing two (2) lots into one lot for a detached condominium project use. The map also dedicates two (2) lots for the public use purpose of the widening of Grand Avenue and Riverside Drive to ultimate width along the frontage of the project.

### **Discussion**

Staff has reviewed the Final Map and determined that it is in substantial conformance to Tentative Parcel Map No. 33267 and that 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 existing project surety is sufficient for the City to complete the construction if needed.

### **Exhibits**

- A. Vicinity Map
- B. Final Map Index