



## Legislation Text

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**File #:** 21-1646, **Version:** 1

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**FROM:**

Engineering

**SUBJECT:**

Approval of Final Map for Tract No. 20382

**RECOMMENDATION:**

Approve the Final Map for Tract No. 20382 located south of Foothill Boulevard and west of Banana Avenue; accept easements; and authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

**COUNCIL GOALS:**

- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

**DISCUSSION:**

Tract No. 20382 is located south of Foothill Boulevard and west of Banana Avenue. The subdivision consists of 72 condominium units.

The Tentative Tract Map (TTM21-000003) was conditionally approved by the Planning Commission on September 21, 2021. All conditions precedent to submitting the final map have been completed by the applicant. The subdivider, Inland Senior Development, LLC, has complied with the Conditions of Approval and dedicated the required streets and easements as a part of the project. The tract map has been reviewed by the City Engineer and found to be substantially correct.

In addition, an authorization is requested for the City Manager to enter into a Subdivision Agreement with the subdivider to guarantee the completion of required infrastructure in accordance with the Subdivision Map Act. This map is now being brought to City Council for final approval.

**FISCAL IMPACT:**

This action will only approve the tract map for recordation and authorize permits for the construction of the development, therefore there is no fiscal impact to City resources at this time.

**MOTION:**

Approve staff recommendation.