

SUBJECT: Informational Report on Final Map of Subdivision No. 9435, Inez Estates, developed by Cyrus Land Investments, LLC

DEPARTMENT: Engineering

STAFF: Allen Baquilar, Director of Engineering/City Engineer
Heather Silfies, Engineering Services Supervisor
Amanda Muniz, Administrative Technician

TITLE/RECOMMENDATION

Receive and file an Informational Report on the City Manager's approval of the Final Map for Subdivision No. 9435, Inez Estates, developed by Cyrus Land Investments, LLC., located at 7281 Lone Tree Way (018-080-022).

FISCAL IMPACT

This report is informational only and does not authorize any funds to be spent.

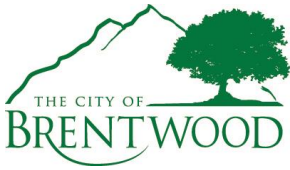
BACKGROUND

When a developer seeks to subdivide property into multiple parcels for sale to different owners, the developer first must seek City approval of a tentative map. The tentative map is then approved subject to various conditions (Conditions of Approval) that the City imposes on the project. A second step in the process requires the approval of a final map before the tentative map expires.

Final maps must be prepared by a licensed land surveyor or certain registered engineers. Like tentative maps, final maps include a host of information including survey data, the numbering or lettering of each parcel within the subdivision, the identification of any public streets or easements, the dedication of land or easements where required, and the exterior boundaries of the subdivision.

The City Engineer then reviews the final map and ensures that:

- the subdivision shown on it is substantially the same as that which the City previously authorized through approval of the tentative map (or that it includes any approved alterations), and



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- all relevant state and local laws regarding subdivisions have been met (including those in the Subdivision Map Act and Brentwood Municipal Code), and the map is technically correct.

Once this review is finished, the City Engineer signs a certification of these findings and sends the certified final map to the City Manager, who must formally approve or disapprove the map. After the City Engineer signs the map certification, the law says that the City Manager's approval is ministerial, which means no discretion can be applied, and the City Council is informed of the final map's approval.

In accordance with the Subdivision Map Act ([Government Code Section 66462\(d\)](#)) and [Brentwood Municipal Code Section 16.166.010](#), any required improvements, such as sidewalks or public streets, that will not be built by the time of final map approval, must be addressed by the developer agreeing to either (a) enter into a subdivision improvement agreement under which the developer agrees to complete this work itself, or (b) take other steps to ensure the improvements are finished. The Brentwood Municipal Code authorizes the City Manager to sign subdivision improvements agreements.

This last step of the map process is the subject matter of this agenda item. In compliance with Subdivision Map Act ([Government Code Section 66458\(d\)](#)) and [Brentwood Municipal Code Section 16.165.010](#), the Inez Estates project Final Map and associated Subdivision Improvement Agreement have been approved. Tentative Subdivision Map No. 9435, upon which this Final Map is based, was approved by Planning Commission Resolution No. 2023-38, on March 28, 2023.

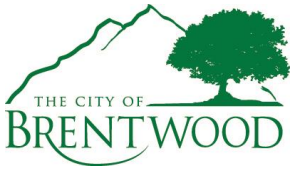
This Final Map has been checked for conformance with the approved Tentative Subdivision Map and dedications for the appropriate roadways, parcels and easements have been offered. This subdivision consists of eight single-family residential units.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Not Applicable.



DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ALTERNATIVE OPTION(S)

Not Applicable

ATTACHMENT(S)

1. Site Map
2. Approved Final Map