

M E M O R A N D U M
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT

COUNCIL MEETING DATE: JULY 2, 2019

TO: MATTHEW C. BALLANTYNE, CITY MANAGER

FROM: NICHOLAS S. LIGUORI, AICP, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT: APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
TRACT MAP NO. 18903, MERITAGE HOMES OF CALIFORNIA, INC.**

RECOMMENDATION

1) Approve Tract Map No. 18903; 2) approve the Subdivision Improvement Agreement and securities with Meritage Homes of California, Inc.; and 3) authorize the City Manager to execute the necessary documents on behalf of the City.

FISCAL IMPACT

There is no direct fiscal impact to the City.

Revenue:	Expenditure:
Transfer In:	Transfer Out:

BACKGROUND

On April 18, 2017, the Chino City Council conditionally approved Tentative Tract Map No. 18903 to subdivide 12.04 acres within the RD 4.5 (Residential, 4.5 dwelling units/acre) zoning district into 38 single-family lots. This development is located north of Chino Avenue between Pipeline and Norton Avenues (Exhibit A). Annexation proceedings were initiated by the City of Chino and approved by the Local Agency Formation Commission (LAFCO) on November 29, 2017. Subsequently, the City of Chino Planning Commission conditionally approved Site Approval PL17-0112 on August 20, 2018 for the development of 38 single-family homes on the site.

ISSUES/ANALYSIS

The conditions of approval require the developer to construct public improvements, including but not limited to curb, gutter sidewalk, streetlights, curb & gutter, paving, water, sewer, and storm drain.

The requirements made at the time of the Tentative Map and Site Approval have been met by the execution of the Subdivision Improvement Agreement and by posting the necessary securities to guarantee the construction of public improvements. The City Attorney has reviewed and approved the Subdivision Improvement Agreement and respective securities.

Attachments: Exhibit A - Site Map
 Exhibit B - Subdivision Improvement Agreement