



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council
From: Jason Simpson, City Manager
Prepared by: Yu Tagai, City Engineer
Date: April 28, 2026
Subject: **Approval of Tract Map No. 33725 for Tuscany Crest**

Recommendation

Approve Final Tract Map No. 33725, subject to City Engineer's acceptance as being true and correct, authorize the City Clerk to sign the map and arrange for recordation, and approve and authorize the City Manager to execute the Construction of Improvement Agreements for Street Improvements and Monumentation for the Tuscany Crest project.

Background

Tuscany Crest (Project) is located south of Little Valley Road and west of Greenwald Avenue. With Tract Map No. 33725, the Project proposes to subdivide a 51.8 gross acre site into 204 single family residential lots, three (3) water quality basins, two (2) lots for park purposes, and 16 lots for open space purposes, and the 17 lettered lots dedicated to the public for street and public utility purposes.. All future improvements have been secured.

Discussion

Per Subdivision Map Act 66474.1, Tract Map No. 33725 has been reviewed and determined that it is in substantial conformance to the previously approved Tentative Tract Map No. 33725. All Conditions of Approval relative to the final tract map approval have been satisfied.

Fiscal Impact

Public improvements are to be constructed by the developer. The security posted is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

Attachments

Attachment 1 – Final Index Map

Attachment 2 – Vicinity Map

Attachment 3 – Construction Agreements