TO: Mayor and City Council

FROM: Public Works Department

SUBJECT: **RESOLUTION: OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500**

**RECOMMENDATION**

It is recommended that a resolution be adopted authorizing the City Manager to execute the subdivision agreement, accepting on behalf of the public all offers of dedication, and authorizing recordation of the map.

**DISCUSSION**

Oakmore Meadows, Unit No. 2, is located south of the Stockton Diverting Canal, west of Wilson Way, east of West Lane and north of Alpine Avenue.

Oakmore Meadows, Unit No. 2, contains 33.00 acres divided into 143-residential lots, and Lot “A” (40-foot wide easement). The developer for Oakmore Meadows, Unit No. 2, is Ryland Homes of California, Inc.

The subject resolution authorizes the City Manager to execute the subdivision agreement. The subdivision agreement is a binding contract between the subdivider and the City where the subdivider agrees to construct all streets, street lights, fire hydrants, water pipes, sanitary sewer pipes, storm drain pipes, traffic signals, and other on-site and off-site improvements in accordance with plans approved by the City Engineer.

The resolution also accepts on behalf of the public all offers of dedication and authorizes recordation of the map. As a condition of approval of a final subdivision map, the subdivider dedicates or makes an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, including access rights, public utility easements, and other public easements. After the final subdivision map is approved by the City Council, the City transmits the map to the County Recorder for recordation.

The subdivider has paid $83,785.74 in various development fees which include plan checking and inspection. All other fees will be assessed at the time building permits are issued.

**AGENDA ITEM 6.03**
June 22, 2004

RESOLUTION: OAKMORE MEADOWS, UNIT NO. 2—TRACT NO. 2500

There is no City participation in this development at this time. However, the developer will be responsible for the design and construction costs for a portion of Sanitary Sewer System No. 9, which is eligible for reimbursement subject to City Council approval of a reimbursement agreement at a future Council meeting.

PREPARED BY: Rosa Guerrero, Assistant Engineer

Respectfully submitted,

GREGG MEISSNER
DEVELOPMENT SERVICES MANAGER

Attachment

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STOCKTON CITY COUNCIL

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT AND ACCEPTING ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION AND AUTHORIZING RECORDATION OF THE MAP FOR OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Manager is hereby authorized to approve and execute on behalf of the City of Stockton a subdivision agreement outlining conditions for the approval of a final map for OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500.

2. The Public Works Department has determined that the public improvements for OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500 will be completed in accordance with the approved plans and specifications.

3. The certain map or plat, consisting of five pages, entitled OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500, filed with this City Council on June 22, 2004, is hereby approved as and for the final map of that certain subdivision known as OAKMORE MEADOWS, UNIT NO. 2 – TRACT NO. 2500, Stockton, California.

4. This City Council hereby accepts on behalf of the public all offers of dedication for the purposes designated and authorizes recordation of the map.

5. The approval and acceptance by the City on behalf of the public of TRACT NO. 2500, Subdivisions of San Joaquin County, OAKMORE MEADOWS, UNIT NO. 2, is subject to the owner or owners constructing all public improvements required by the Department of Public Works and the payment of all fees required under Chapter 16, Part I, of the Stockton Municipal Code, and subject to the owner or owners submitting to the City of Stockton the final map of the subdivision approved by the County Surveyor indicating conformance to the Subdivision Map Act of the State of California.
6. The City Clerk is hereby authorized and directed to sign and have recorded said subdivision map when same is submitted to the City bearing said approval of the County Surveyor and is approved by the City Engineer.

PASSED, APPROVED and ADOPTED

GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

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