TO: Mayor and City Council

FROM: Public Works Department

SUBJECT: RESOLUTION: MORADA RANCH, UNIT NO. 9—TRACT NO. 3360

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 including approval of the segregation of assessments.

DISCUSSION

Morada Ranch, Unit No. 9, is located south of Bryant Drive, east of Wakeman Drive and north of East Bay Municipal Utility District Right-of-way. The subdivision contains 19.91 acres divided into 119 lots for residential use, Lot A for private park, Lot B for private street, lots C and D for private alleys, Lot E for emergency vehicle access., Lot F for pedestrian path, Lot G for landscaping and Lot H as a designated remainder containing 4.13 acres. The developer is Kimball Hill Homes 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.

This resolution also accepts on behalf of the public all offers of dedication and authorizes recordation of the map and approves the segregation of assessments. As a condition of approval of a final subdivision map or parcel 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 subdivision is within the Morada Ranch Assessment District, Project No. 2000-01, and needs to be segregated following the recordation of the map as per Government Code Section 66493(f) which states:

"Whenever land subject to a special assessment for payment of a bond would be divided by the line of a lot or parcel of a subdivision, and the

AGENDA ITEM 6.12
the final map or parcel map shall not be recorded until the owner or
subdivider files with the clerk of the board of supervisors of the county a
certificate prepared by the clerk of the legislative body that created the
assessment district. The certificate shall certify that the legislative body has
determined that provision has been made for segregation of the
responsibility of each of the proposed new parcels for a portion of the
assessment payment obligation in the manner provided in the statute
pursuant to which the assessments were levied or to which the bonds were
issued."

Tabulated in Exhibit "A" is the engineer's recommended segregation of this assessment for
each of the parcels within the map.

The subdivider has paid $40,311.00 in various development fees. The development fees
include street name signs, plan checking, inspection, filing, and computer mapping. The
subdivider has also paid $1,299.00 for assessment district segregation. All other fees will
be assessed at the time building permits are issued.

There is no City participation in this development.

PREPARED BY: DAVID E. CAREY, Assistant Engineer

Respectfully submitted,

GREGG S. MEISSNER
DEVELOPMENT SERVICES MANAGER

Attachment

::OMA\GRP\WISE\COS.PW.PW_Library:65593.1jmm
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 MORADA RANCH, UNIT NO. 9—TRACT NO. 3360

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 MORADA RANCH, UNIT NO. 9—TRACT NO. 3360.

2. The Public Works Department has determined that the public improvements for MORADA RANCH, UNIT NO. 9—TRACT NO. 3360.

will be completed in accordance with the approved plans and specifications.

3. The certain map or plat, consisting of five pages, entitled MORADA RANCH, UNIT NO. 9--TRACT NO. 3360, filed with this City Council on May 18, 2004, is hereby approved as and for the final map of that certain subdivision known as MORADA RANCH, UNIT NO. 9 — TRACT NO. 3360, 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. 3360, Subdivisions of San Joaquin County, MORADA RANCH, UNIT NO. 9—TRACT NO. 3360, 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

TM: 03-03