TO: Mayor and City Council
FROM: Public Works Department

SUBJECT: RESOLUTION: RANCHO DEL SOL, UNIT NO. 2 – TRACT NO. 3349

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

Rancho Del Sol, Unit No. 2, is located south of 12th Street, east of Airport Way, and north of Michael Avenue. The subdivision contains 37.81 acres divided into 174-residential lots. The developer is Del Valle Capital Corporation.

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 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 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 subdivider has paid $148,086.78 in various development fees. The development fees include street name signs, street trees, plan checking, inspection, filing, and computer mapping. All other fees will be assessed at the time building permits are issued.
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September 14, 2004

There is no City participation in this development at this time. However, the developer will upgrade the existing Airport Way & Duck Creek Pump Station, 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

APPROVED BY CITY MANAGER

Attachment

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