

Resolution No.

# STOCKTON CITY COUNCIL

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## **RESOLUTION 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 FOR BD HOMES, TRACT NO. 4034**

On March 14, 2019, the City Planning Commission approved the Tentative Map (TM P18-0688) for a proposed property subdivision of 2.308 acres into 13 residential lots; and

The tentative map was approved subject to specified conditions to be met upon subdivision of the project site; and

BD Homes, Tract No. 4034, is located north of Wagner Heights Road and west of Thornton Road; and

The developer is Russell Bowers, Trustee of the Russell Bowers Trust ("Developer"); and

The Developer has submitted the BD Homes, Tract No. 4034, Final Map to complete the subdivision process for the earlier approved Tentative Map; and

Staff reviewed the Final Map and Subdivision applications and determined that all conditions necessary for approval have been met, which includes: preparing improvement plans for all proposed public streets and utilities to be constructed within the subdivision, dedicating right of way easements, and posting security bonds to guarantee the subdivision improvements; and

The subdivision agreement contains the developer's obligations for project site development; now, therefore,

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

1. The certain Final Map, consisting of two sheets, entitled BD Homes, Tract No. 4034, filed with the City Clerk on July 14, 2020, is hereby approved as and for the Final Map of that certain subdivision known as BD Homes, Tract No. 4034, Stockton, California, a copy of which is attached as Exhibit 2 and incorporated by reference.

2. The City Manager is authorized to execute on behalf of the City of Stockton a Subdivision Agreement outlining conditions for the approval of BD Homes, Tract No. 4034, a copy of which is attached as Exhibit 1 and incorporated by this reference.

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

4. The approval and acceptance by the City on behalf of the public of Tract No. 4034, Subdivisions of San Joaquin County, BD Homes is subject to the owner or owners constructing all public improvements required by the Community Development Department 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.

5. 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.

6. The City Manager is authorized to take such other actions as are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED and ADOPTED July 14, 2020.

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MICHAEL D. TUBBS, Mayor  
of the City of Stockton

ATTEST:

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ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton