

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING A FINAL MAP AND SUBDIVISION AGREEMENT, ACCEPTING ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION, AND AUTHORIZING RECORDATION OF THE FINAL MAP FOR WESTLAKE VILLAGES, UNIT NO. 1C (LARGE LOT MAP) (TRACT NO. 3728)

Westlake Villages, Unit No. 1C (Large Lot Map) (Tract No. 3728), is located south of Eight Mile Road and west of Interstate 5; and

The project will subdivide an approximately 164.58-acre project site into 14 large lots for the construction of residential units, a man-made lake, and right-of-way dedication; and

The Subdivider is Stockton Westlake Investment, LLC, a California Limited Liability Company (Subdivider); and

The Subdivider has submitted the Westlake Villages, Unit No. 1C (Large Lot Map) (Tract No. 3728), Final Map for approval; 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 unit, dedicating right-of-way easements, and posting security bonds to guarantee the subdivision improvements; and

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

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

1. The City Manager is hereby authorized to execute on behalf of the City of Stockton a Subdivision Agreement outlining conditions for the approval of Westlake Villages, Unit No. 1C (Large Lot Map) (Tract No. 3728), a copy of which is attached as Exhibit 1 and incorporated by this reference.

2. The certain Final Map, consisting of eight sheets, entitled Westlake Villages, Unit No. 1C (Large Lot Map) (Tract No. 3728), filed with the City Clerk on _____, is hereby approved as and for the Final Map of that certain subdivision known as Westlake Villages, Unit No. 1C (Large Lot Map) (Tract No. 3728), Stockton, which is attached as Exhibit 2 and incorporated by 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. 3728, Subdivisions of San Joaquin County, Westlake Villages, Unit No. 1C (Large Lot Map), 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, Division 4, 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 June 9, 2026.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND, CMC, CPMC
City Clerk of the City of Stockton