



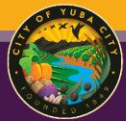
# **Hooper Ranch Estates Subdivision Agreement and Final Map**

**June 15, 2021**



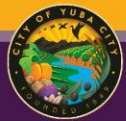
**Presentation By:**  
**Diana Langley, Public Works Director**

# Background

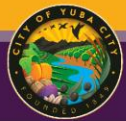


- On August 26, 2020, Planning Commission approved Tentative Map SM 20-03.
- Interwest Homes proposes to subdivide a 4.11 acre parcel into 21 single family residential lots.
- Property located north of Monroe Road, west of Hooper Road, and south of Jefferson Avenue.

# Location Map

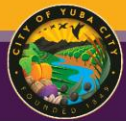


# Analysis



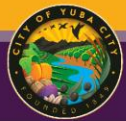
- Approval process for Final Maps is outlined in Title 8, Chapter 2, Article 8 of the Municipal Code.
- Applicant desires to file the map prior to constructing all of the public improvements, so a Subdivision Agreement is required.
- Subdivision Agreement specifies the obligations of the property owner regarding the fees, dedications, and improvements that are required as a condition of the subdivision, and guarantees that the required public improvements will be constructed.
- Staff has checked the Final Map and determined that it is correct and the Conditions of Approval have been met.
- Upon Council approval, the City Clerk will certify the map and staff will submit it to the County Recorder for recordation.

# Alternatives



- Delay or modify the recommended actions of approving a Subdivision Agreement or Final Map for Hooper Ranch Estates.

# Recommendations



- Adopt a Resolution approving the execution of a Subdivision Improvement Agreement with Riverland Homes, Inc. providing for public improvements associated with the Hooper Ranch Estates Subdivision Map, approving the Hooper Ranch Estates Final Map, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.



# Questions