

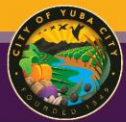


Dunn Ranch Estates - Unit 1 Subdivision Agreement and Final Map November 16, 2021



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

Background

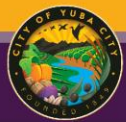


- On January 27, 2021, Planning Commission approved Tentative Map SM 20-06.
- Interwest Homes proposes to subdivide 13.61 acres into 56 single family residential lots.
- Property located south of Monroe Road and east of Royo Ranchero Drive.

Location Map

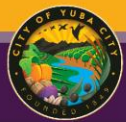


Analysis



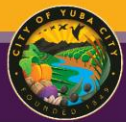
- Approval process for Final Maps is outlined in Title 8, Chapter 2, Article 8 of the Municipal Code.
- Applicant desires to file the map prior to constructing all of the public improvements, so a Subdivision Agreement is required.
- Subdivision Agreement specifies the obligations of the property owner 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

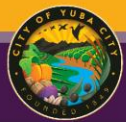


- Delay or modify the recommended actions of approving a Subdivision Agreement or Final Map for Dunn Ranch Estates Unit 1.

Recommendations



- Adopt a Resolution approving the execution of a Subdivision Improvement Agreement with James R Scott, Trustee of The Scott Family Trust dated November 6, 2000 providing for public improvements associated with the Dunn Ranch Estates Unit 1 Subdivision Map, approving the Dunn Ranch Estates Unit 1 Final Map, accepting dedication of rights-of-way and easements shown thereon, and authorizing the filing of the map.



Questions