

# Final Map City Council Action

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This item was considered at the July 11, 2024, City Council meeting and was continued to August 22, 2024, to allow for more time to review all the documents associated with the item.

The City Council shall approve the map if it is determined to be in conformity with the requirements of this chapter and the conditions of approval of the tentative map (PDMC § 26.24.230).

- ✓ Public improvement plans are approved by the City Engineer.
- ✓ Subdivision agreement between the city and the subdivider is executed.
- ✓ Security (bonds) is posted by the subdivider for the public improvements.

# Final Map City Council Action

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The following has occurred since July 11:

The developer finalized the “Del Webb Explore Action Plan” which included

- Process to request property damage claims
- Centralized email ([DWEXPLORELAND@pultegroup.com](mailto:DWEXPLORELAND@pultegroup.com)) and phone number (1-877-724-6593) for resident complaints and claims.
- Central log on complaints received and responses which are provided to City on weekly basis

Developer has enhanced dust control measures, relocated construction activity, certified pad elevations, responded to drainage concerns, and paid for cleaning services.

Drainage plans have been reviewed by City engineer, third party engineer, and State Water Resources Control Board



# Tract Map 38434 History

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Project	Approval Date	Approval Authority
Specific Plan and TTM 38434	August 11, 2022	City Council
TTM 38434 Revision	September 9, 2023	Planning Commission
TTM 38434 Revision 2	March 4, 2024	Planning Commission

# Tract 38434

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Approved TTM 38434 (March 2024) includes:

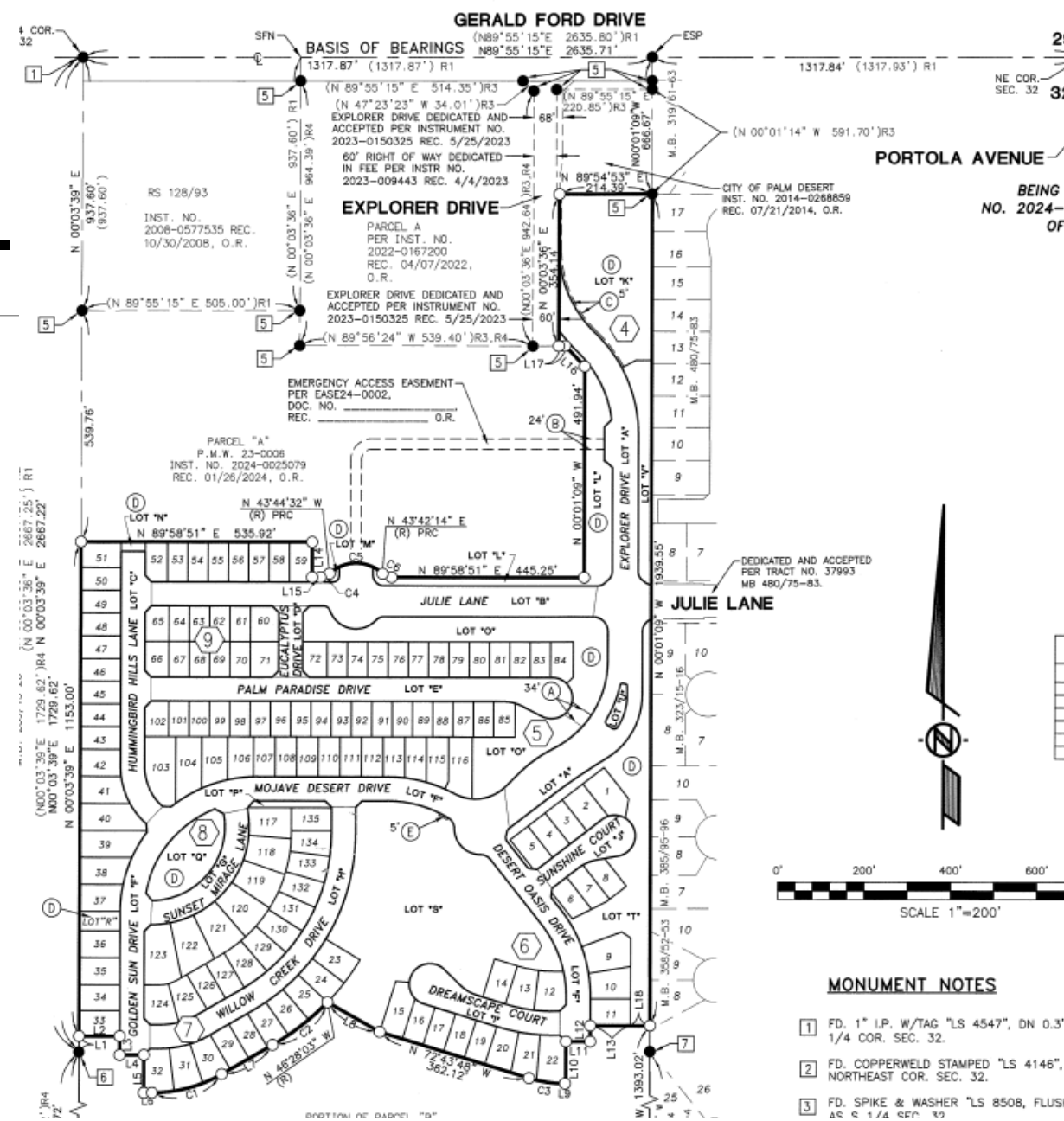
- 332 single family detached units
- Revised pad elevations
- 20 lots (16.65 acres) of open space and retention area, including 45' landscape buffer
- 1 Lot for future condominium project
- Capacity of retention basins increasing from 100-year storm capture to 500-year storm

# Final Tract Map 38431-

Phased portion of Tract 38434 (allowed through COA 21 of Reso 2022-93)

Includes: 135 single family residential lots, 10 public street and infrastructure lots, 11 open space and retention lots and 1 clubhouse lot

Omits "excess right of way" portion of Lot A



**MONUMENT NOTES**

- 1) FD. 1" I.P. W/TAG "LS 4547", DN 0.3" 1/4 COR. SEC. 32.
- 2) FD. COPPERWELD STAMPED "LS 4146", NORTHEAST COR. SEC. 32.
- 3) FD. SPIKE & WASHER "LS 8508, FLUSH 1/4 S 1/4 SEC. 32"

# Final Tract Map 38431-1

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Final Map documents included financial securities for all public improvements associated with the phase: Subdivision Improvement Agreement and Grading Agreement, with associated bonds. The Applicant provided updated securities estimates to include an additional bond in the amount of \$1,711,957 to account for a revised engineering estimate on the street and storm drain bond.

Map documents also include Access easements and Maintenance and Easement agreement.

City Engineer has deemed the map technically correct and all Conditions of Approval from TTM have been satisfied for 38431-1



# Conditions of Approval

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Resolutions: PC 2859, PC 2841, and 2022-94	
Satisfied	Division
✓	Planning
✓	Land Development Engineering/Public Works
✓	Fire

# Final Map

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Approval of a final map is "ministerial" because it must be approved if it is in substantial conformance with the approved tentative map.

Converts a tentative map from a conceptual approval into a legal subdivision of land.

- How many lots will be created
- What shape they will take
- What rights-of-way and easements will be dedicated

**The project has been deemed to meet all City standards.**