

RESOLUTION 2000-107

APPROVING AMENDMENTS TO THE
CONDITIONS OF APPROVAL FOR THE
REDBRIDGE PLANNED UNIT DEVELOPMENT
VESTING TENTATIVE SUBDIVISION MAP
APPLICANT SURLAND COMPANIES
APPLICATION 11-99-TSM

WHEREAS, On June 1, 1999, the City Council approved the Preliminary/Final Development Plan and Vesting Tentative Subdivision Map for the Redbridge project, and

WHEREAS, The Tracy Municipal Code Section 12.16.100 allows for minor modifications to Conditions of Approval, such minor modifications were requested and made in the document entitled Minor Modifications to Conditions of Approval, Redbridge Subdivision, Resolution 99-194 and signed by the Development and Engineering Director and City Engineer, and

WHEREAS, The Surland Companies submitted an application to amend the adopted Conditions of Approval, B16, B18 and N2, relating private streets, setbacks and private parks, and

WHEREAS, Condition B16(e) is amended to read as follows:

- 16(e) The Subdivider(s) shall provide a temporary access easement allowing the use by the public of School House Road to Redbridge Drive to Lammers Road, until such time as Schulte Road is completed. The temporary public access easement shall include in its terms a specific provision that the temporary easement shall terminate upon the completion of Schulte Road, and the Public Works Director shall be empowered to issue and deliver a Quitclaim Deed, quitclaiming any interest in the private streets when and if Schulte Road is completed. In accordance with the California Vehicle Code Section 21107.5, until Schulte Road is completed, no person shall erect a sign to indicate that any private street within the subdivision is not subject to public traffic regulations or control. Following the completion of Schulte Road and the termination of the temporary public access easement, the City shall adopt an ordinance or resolution pursuant to Vehicle Code Section 21107.7 providing for the enforcement of public traffic regulations including but not limited to the provisions of the Vehicle Code by the City Police Department upon private streets. The Subdivider shall post signs at all entrances and exits to the project in a form approved by the City Engineer which indicate that the private streets shall be maintained by the Homeowners Association (HOA) and that the private streets are subject to the provisions of the Vehicle Code and other public traffic regulations or controls.

The following text shall be added to Condition B18:

Only in cul-de-sacs the rear yard setback may be a minimum of 20 feet from the property line. The 20 foot setback shall only apply to the following lots: 60, 62, 67 and 68.

Condition N2 is amended to read as follows:

N2 All parks within the subdivision shall be privately owned and maintained by the Homeowners Association (HOA). The private parks shall be used, operated and maintained in accordance with the CC&Rs and applicable rules and regulations adopted by the HOA pursuant thereto.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy does hereby approve the amendments to the Redbridge Conditions of Approval as described herein.

The foregoing Resolution 2000-107 was adopted by the City Council of the City of Tracy on the 4th day of April, 2000, by the following vote:

AYES: COUNCIL MEMBERS: IVES, MATTHEWS, TOLBERT, TUCKER, BILBREY

NOES: COUNCIL MEMBERS: NONE

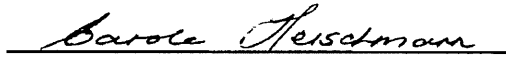
ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE



Mayor

ATTEST:



City Clerk (Deputy)