

Resolution No. 2024-XXX N.C.S.  
of the City of Petaluma, California

**RESOLUTION APPROVING THE FINAL SUBDIVISION MAP FOR  
THE SCOTT RANCH SUBDIVISION LOCATED AT 1860 D STREET,  
ASSESSOR PARCEL NUMBERS 019-120-040 & 019-120-041**

**WHEREAS**, pursuant to Government Code Sections 66473 and 66474.1, the City must approve a final map if the developer has complied with the terms and conditions attached to the tentative map (Attachment 2); and

**WHEREAS**, it is the City Engineer who determines whether the final map substantially complies with the tentative map (Government Code Section 66442(a)); and

**WHEREAS**, the City Engineer certifies that the subdivision is substantially the same as it appeared on the tentative map; that the subdivision complies with all Map Act provisions and local ordinances applicable at the time the tentative map was approved; and that the map is technically correct; and

**WHEREAS**, this is codified in Petaluma Municipal Code (PMC) Section 20.24.390 (action on the final map by city engineer); and

**WHEREAS**, once the City Engineer certifies that the final map is complete, formal approval of the final map is a ministerial act, and the legislative body has no discretion to disapprove the final map in the absence of fraud. (*Youngblood v. Board of Supervisors* (1978) 22 Cal.3d 644)

**WHEREAS**, pursuant to the Map Act and Petaluma Municipal Code Section 20.24.390, the City Engineer has determined that the Scott Ranch subdivision is substantially the same as it appeared on the tentative map; that the subdivision complies with all Map Act provisions and local ordinances applicable at the time the tentative map was approved; and that the map is technically correct; and

**WHEREAS**, additionally, the Planning Director, pursuant to PMC Section 20.24.400 (action on the final map by Planning Director), has found the final map is in full conformity with all provisions of the zoning ordinance; the general plan and all other applicable regulations of the City as analyzed during the review of the Tentative Subdivision Map; and

**WHEREAS**, the Community Development Department and the City Engineer have reviewed the final map of the Scott Ranch Subdivision and have reported it to be in conformity with the Subdivision Ordinance, and such reports have been forwarded to and reviewed by this Council: and

**WHEREAS**, the certifications required by law have been endorsed on said map; and

**WHEREAS**, environmental analysis for compliance with the California Environmental Quality Act for the Subdivision was completed on February 27, 2023, when the City Council adopted the Environmental Impact Report (SCH #2004072137) and Mitigation Monitoring and Reporting Program for the Scott Ranch project located at 1860 D Street (Resolution No. 2023-025 N.C.S.), which is filed with the Office of Planning and Research state clearinghouse; and

**WHEREAS**, the City Council finds that the final map conforms to the requirements of this City’s Subdivision Ordinance and is consistent with and conforms to the General Plan for the area; and

**WHEREAS**, the City Council finds the final map is in substantial compliance with the vesting tentative map previously approved for the subdivision by Resolution No. 2023-025 N.C.S., the findings of which are hereby incorporated by this reference as if fully set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Petaluma as follows:

1. The above recitals are hereby declared to be true and correct and are incorporated into this resolution as findings of the Petaluma City Council.
2. Finds that environmental analysis for compliance with the California Environmental Quality Act for the Subdivision has already been completed. On February 27, 2023, the City Council adopted the Environmental Impact Report and mitigation monitoring and reporting program for the Scott Ranch project located at 1860 D Street (Resolution No. 2023-025), which is filed with the Office of Planning and Research state clearinghouse.
3. Approves said final map of the Scott Ranch subdivision, provided that the conditions, which have been previously set forth in said Resolution No. 2023-025 N.C.S., incorporated herein by reference, shall be carried out.
3. That upon execution of the Subdivision Improvement Agreement in the form approved by the City Attorney, and the furnishing of the required improvements security and insurance, approved as to form by the City Attorney and as to sufficiency by the City Manager, the City Clerk is hereby authorized and directed to sign the certificate on said final map certifying that the City Council has approved the same and accepted all streets and other dedications thereon. The City Clerk shall thereupon cause said final map to be recorded in the Office of the Sonoma County Recorder.

Under the power and authority conferred upon this Council by the Charter of said City.

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**REFERENCE:** I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a Regular meeting on the 16<sup>th</sup> day of September 2024, by the following vote:

Approved as to form:

\_\_\_\_\_  
City Attorney

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor