

ATTACHMENT 1

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING THE IMPROVEMENT AGREEMENT AND FINAL MAP FOR KIPER AT INDELICATO UNIT NO. 2, TRACT 4248; AUTHORIZING THE CITY MANAGER TO SIGN AND TAKE ALL NECESSARY STEPS TO EFFECTUATE THE AGREEMENT AND AUTHORIZING THE MAYOR TO SIGN THE FINAL MAP

WHEREAS, the Kiper at Indelicato Tentative Subdivision Map was approved by City Council on June 20, 2023; and

WHEREAS, in accordance with the City of Manteca Municipal Code, Title 16, K. Hovnanian Homes Northern California, Inc. (Developer), developer of the subdivision has presented to the City Council of the City of Manteca the Improvement Agreement and Final Map for the Kiper at Indelicato Unit No. 2 subdivision; and

WHEREAS, in accordance with the Manteca Municipal Code, Title 16, Developer will post the required surety bonds in the amounts specified in the Reference Data section of the Improvement Agreement; and

WHEREAS, the Final Map has been reviewed and is in conformance with the approved Tentative Map and is technically correct; and

WHEREAS, the Final Map complies with the California Subdivision Map Act, the City of Manteca General Plan and the City of Manteca Municipal Code; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

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

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council does hereby approve the Improvement Agreement and the Final Map for Kiper at Indelicato Unit No. 2, Tract 4248.
3. The City Council does hereby authorize the City Manager to sign and take all necessary steps to effectuate the agreement on behalf of the City of Manteca

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and authorizes the City Clerk to attest thereto and impress the official seal upon the same.

4. The City Council does hereby authorize the Mayor of the City of Manteca to sign the Final Map, on behalf of the City of Manteca, and authorizes the City Clerk to attest thereto and impress the official seal upon the same.
5. This Resolution shall take effect immediately upon adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk