

RESOLUTION R2025-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, ESTABLISHING AN
AREA OF BENEFIT ENTITLED VINTAGE II AREA OF
BENEFIT**

WHEREAS, the General Plan Infrastructure Goal EF-7.4 directs the City to, “Require development projects to fund and/or construct the infrastructure required to serve the development; and

WHEREAS, Windward Pacific Builders is the developer of the Vintage II Subdivision; and

WHEREAS, Windward Pacific Builders, was required to install offsite improvements including roadway widening, the extension of curb, gutter and sidewalk, and the extension of a water lateral for the benefit of 1840 Pillsbury Road (APN: 224-050-07); and

WHEREAS, in accordance with City of Manteca Municipal code and adopted Resolution R1996-132, developers are entitled to reimbursement for City directed additionally installed or oversized improvements through Area of Benefit district formation; and

WHEREAS, the engineer for Windward Pacific Builders, has submitted an Engineer’s Report for the Area of Benefit formation which has been reviewed and approved by the City and circulated to the beneficiary, to which comments were received; 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. There is hereby established an area of benefit to reimburse the developer of the Vintage II Subdivision for the required improvements which were installed and dedicated by the developer. Said area of benefit shall be known as the Vintage II Subdivision Area of Benefit.

ATTACHMENT 1

3. The City Council hereby approves the Engineer's Report for the Vintage II Subdivision Area of Benefit and forms the Vintage II Subdivision Area of Benefit District.
4. The City Clerk is hereby instructed to record this Resolution and the Engineer's Report on the title of the beneficiary property with the San Joaquin County Recorder's Office.
5. The Engineer's Report for the Vintage II Subdivision Area of Benefit, dated February 2022 is hereby approved.

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 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk