

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MANTECA, STATE OF CALIFORNIA, APPROVING  
GRADING AND CONSTRUCTION OF IMPROVEMENTS  
PRIOR TO FILING OF THE FINAL MAP FOR THE VILLA  
TICINO WEST UNIT 4 AND 8 SUBDIVISIONS

WHEREAS, Meritage Homes, developer of Villa Ticino West Units 4 and 8, (84 and 88 residential lot subdivisions respectively), has submitted a written request to begin grading and construction of improvements prior to filing of the Filing Map in accordance with the Manteca Municipal Code (MMC) Section 16.13.060; and

WHEREAS, all conditions of MMC Chapter 16.13.060 B1 through B4 will have been met prior to the start of work; 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 of the City of Manteca hereby makes the following determinations in accordance with MMC Chapter 16.13.060 B5:
  - A. The approved work is not likely to cause substantial environmental damage;
  - B. The approved work is not likely to substantially and avoidably injure fish or wildlife or their habitat;
  - C. The approved work is not likely to cause serious public health problems; and
  - D. The approved work is not likely to injure any nearby property, whether the subdivision is completed or abandoned.
3. Approval of this request does not relieve the developer of the need to obtain the necessary permits, comply with the requirements of Section 16.13.060 of the Manteca Municipal Code, or any other relevant federal, state, or local statute, code, or regulation.

## ATTACHMENT 1

4. The City Council does hereby approve Meritage Homes request to grade and construct improvements prior to filing of the Final Map for the Villa Ticino West Unit 4 and 8 subdivisions.
5. This Resolution shall take effect immediately upon its 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 16<sup>th</sup> day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: \_\_\_\_\_  
GARY SINGH  
Mayor

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
City Clerk