



Legislation Details (With Text)

File #: 24-315 **Version:** 1 **Name:**

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File created: 5/30/2024 **In control:** CITY COUNCIL

On agenda: 7/16/2024 **Final action:**

Title: Adopt a resolution approving the Improvement Agreement and Final Map for The Trails of Manteca Unit No. 5 (Tract 3737).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Resolution, 2. Attachment 2 - The Trails of Manteca Unit No. 5 Improvement Agreement, 3. Attachment 3 - The Trails of Manteca Unit No. 5 Final Map, 4. Attachment 4 - Vicinity Map

Date	Ver.	Action By	Action	Result
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City Council Agenda

Memo to: Manteca City Council

From: Kevin Jorgensen II, Director of Engineering/City Engineer

Prepared by: Elizabeth Njuguna, Assistant Engineer

Date: July 16, 2024

Subject: The Trails of Manteca Unit No. 5 Improvement Agreement and Final Map.

Recommendation:

Adopt a resolution approving the Improvement Agreement and Final Map for The Trails of Manteca Unit No. 5 (Tract 3737).

Background:

On February 15, 2011, City Council conditionally approved The Trails of Manteca Tentative Subdivision Map. The map approved subdividing approximately 300 acres into 1,178 single-family residential lots, 192 townhomes/garden apartments, and 280 apartments.

Subsequent approvals by City Council rezoned and mapped over the previously approved High-Density Residential portion of the project, changing the zoning to Low-Density Residential. These approvals decreased the overall number of housing units shown on the original Tentative Subdivision Map from a total of 1,650 units to 1,266 single-family residential lots.

At this time, the developer of Unit No. 5, Manteca Trails, LLC, is seeking to enter into an Improvement Agreement and record the associated Final Map to create the single-family dwelling lots for said unit. In accordance with Title 16, Section 16.23.080 of the City of Manteca Municipal Code the owners and developers have worked with the City to complete the agreement and have submitted the required bonds.

With this action, the City Council is being asked to approve the Improvement Agreement and the Final Map for The Trails of Manteca Unit No. 5. The Final Map for this unit will create a total of 61 single-family dwelling lots.

Fiscal Impact:

There is no fiscal impact associated with this item. Once the improvements are accepted by the City, the maintenance of the City's infrastructure will be the responsibility of the City.

Documents Attached:

1. Attachment 1 - Resolution
2. Attachment 2 - The Trails of Manteca Unit No. 5 Improvement Agreement
3. Attachment 3 - The Trails of Manteca Unit No. 5 Final Map
4. Attachment 4 - Vicinity Map