



Legislation Details (With Text)

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On agenda: 6/4/2019 **Final action:**

Title: Approve a Revocable License Agreement between the City and the Woodbridge Owners Association for construction of a soundwall across the Maple Valley Street stub; authorize the City Manager to sign the License Agreement and all associated documents.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Revocable License Agreement, 2. Attachment 2 - Vicinity Map - Maple Valley Stub, 3. Attachment 3 - Street Elevation - Maple Valley Stub

Date	Ver.	Action By	Action	Result
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City Council Agenda

Memo to: Manteca City Council

From: Greg Showerman, Community Development Director

Date: June 4, 2019

Subject: Revocable License Agreement - City and Woodbridge Owners Association

Approve a Revocable License Agreement between the City and the Woodbridge Owners Association for construction of a soundwall across the Maple Valley Street stub; authorize the City Manager to sign the License Agreement and all associated documents.

Background:

On February 28, 2019, City Staff met with Bob Teglia, Steve Brazen, and Ramon Rivera to discuss the possibility of extending the existing soundwall on the southern boundary of the Del Webb subdivision across the Maple Valley Street stub (refer to attachment 2, Vicinity Map). The residents of the Del Webb Community are concerned with aesthetics, debris, and security as there currently exists a break in the soundwall (refer to attachment 3, Street Elevation).

After meeting with Bob, Steve, and Ramon, Staff conferred that the best way to accommodate the request of the Del Webb Community would be to issue a Revocable License Agreement to allow the soundwall to be constructed across the City right of way. Staff does not recommend a permanent closure of the Maple Valley Street stub at this time since future development to the south is not known. It may make sense to extend the street to the southerly parcel should a use that is complimentary to Del Webb be brought forward (e.g. senior apartments or senior assisted living).

The Revocable License Agreement provides for a 12-foot wide gate section ((2) six-foot leaves), centered on the street, to allow City crews access to the utilities that run south down the stub street and onto the adjacent southerly properties. Additionally, the license agreement proposes a minimum term of 15 months but will remain in place for a longer term should the adjacent property remain undeveloped or be developed with an incompatible use.

Fiscal Impact:

There is no fiscal impact to the City by entering into the Revocable License Agreement as all design and construction costs would be shouldered by the Woodbridge Owners Association.

Documents Attached:

1. Attachment 1 - Revocable License Agreement
2. Attachment 2 - Vicinity Map - Maple Valley Stub
3. Attachment 3 - Street Elevation - Maple Valley Stub