



## Legislation Text

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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:** Denali Unit No. 4 Improvement Agreement and Final Map

### Recommendation:

Adopt a resolution approving the Improvement Agreement and Final Map for Denali Unit No. 4, Tract 4152; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement; and authorizing the Mayor to sign the Final Map.

### Background:

On June 5, 2018, City Council conditionally approved the Denali Tentative Subdivision Map. The map proposes to subdivide 20.02 acres of land into 111 residential lots. The Denali Unit No. 4 Final Map will create 66 of the approved residential lots and install improvements valued at approximately \$3.9 million.

At this time the developer, TH Denali, LLC, is seeking to enter into an Improvement Agreement and record the associated Final Map for the Denali Unit No. 4 subdivision. In accordance with Title 16, Section 16.23.080 of the Manteca Municipal Code, the owner has worked with the City to complete the agreement and will submit the required bonds prior to the start of work.

With this action City Council will be approving the Improvement Agreement and Final Map for the Denali Unit No. 4 subdivision.

### Fiscal Impact:

There is no fiscal impact associated with this item. Once the improvements are accepted by the City, the maintenance of the infrastructure will be the City's responsibility, which will be funded through the development's participation in a community facilities district or other funding mechanism.

### Documents Attached:

1. Attachment 1 - Resolution
2. Attachment 2 - Denali Unit No. 4 Improvement Agreement
3. Attachment 3 - Denali Unit No. 4 Final Map
4. Attachment 4 - Vicinity Map