



Legislation Details (With Text)

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On agenda: 9/21/2021 **Final action:**

Title: Adopt a resolution approving grading and construction of improvements, prior to filing of the Final Map, for the work included in the Denali Improvement Plans

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Resolution, 2. Attachment 2 - Developer's Request Letter, 3. Attachment 3 - Location 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: Lauren Silva, Associate Engineer

Date: September 21, 2021

Subject: Denali Subdivision, Construction Prior to Final Map

Adopt a resolution approving grading and construction of improvements, prior to filing of the Final Map, for the work included in the Denali Improvement Plans

Background:

On June 5, 2018, the City Council approved the Tentative Map for the Denali Subdivision which will subdivide approximately 83.5 acres of land into 319 residential lots, 2 commercial lots for future development and parcels designated for park/basin and landscape purposes.

In accordance with the Manteca Municipal Code (MMC) section 16.13.060, a subdivider may request approval from the City Council to start improvement work related to a subdivision prior to approval and recordation of the Final Subdivision Map.

Trumark Homes submitted a written request to begin work on the Denali Subdivision prior to recordation of the Final Map. All conditions of MMC Chapter 16.13.060 (B)(1) thru (B)(4) will be met prior to the start of work.

No improvement work shall occur and no permit shall be issued for any improvement work on any

land in a subdivision or on any improvement for a subdivision prior to approval and recordation of the final map unless all of the following conditions are met:

1. The subdivider has made written application to the Community Development Department and has obtained approval from the City Council for such work;
2. The tentative subdivision map has been approved or conditionally approved;
3. Any rezoning to make the lots conform to the City zoning ordinance has been approved; and
4. All improvement plans and grading plans have been approved and appropriately signed pursuant to this chapter.

As noted in the Developer's request letter, no work will commence until the City Engineer has signed the Improvement Plans.

Fiscal Impact:

There is no fiscal impact associated with this proposed action.

Documents Attached:

1. Attachment 1 - Resolution
2. Attachment 2 - Developer's Request Letter
3. Attachment 3 - Denali Subdivision Location Map