



## Legislation Text

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**File #:** 19-260, **Version:** 1

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### City Council Agenda

**Memo to:** Manteca City Council  
**From:** Greg Showerman, Community Development Director  
**Prepared by:** Mariano Mosquera, Assistant Engineer  
**Date:** June 4, 2019  
**Subject:** Sundance, Unit No. 4

Adopt a resolution approving Grading and Construction of Improvements prior to filing of the Final Map for the work included in the Sundance, Unit No. 4, Grading and Improvement Plans.

### Background:

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.

Beacon Land Company (dba FCB Homes) submitted a written request to begin work on the Sundance, Unit No. 4, improvements prior to recordation of the Final Map. All conditions of MMC Chapter 16.13.060 (B)(1) thru (B)(4) have been met.

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.

### Fiscal Impact:

There is no fiscal impact associated with this item.

### Documents Attached:

1. Attachment 1 - Resolution
2. Attachment 2 - Vicinity Map
3. Attachment 3 - Developer's Request Letter

