



SAN JOAQUIN
— COUNTY —
Greatness grows here.



Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Alex Chetley, Interim Deputy Director/Engineering

Jim Stone, Deputy Director/Operations

Kristi Rhea, Manager of Strategic Initiatives

October 4, 2019

Board of Supervisors
44 North San Joaquin Street, Suite 627
Stockton, California 95202

Dear Board Members:

APPROVAL OF FINAL MAP OF TRACT NO. 3978 ENTITLED "LANGSTON", NORTH OF GRANT LINE ROAD, WEST OF CENTRAL PARKWAY (5TH DISTRICT)

RECOMMENDATION:

It is recommended that the Board of Supervisors (Board) adopt a Resolution to approve the final map of Tract No. 3978, also known as "Langston", and authorize and direct the Chair of the Board of Supervisors to execute this final map on behalf of the County of San Joaquin.

REASONS FOR RECOMMENDATION:

The Board is being requested to approve the final map of "Langston". This subdivided property is located north of Grant Line Road, west of Central Parkway, and west of Tracy, and has a combined total of 171 lots on 10.6 gross acres. This subdivision will be served by the Mountain House Community Services District (MHCS D) for sanitary sewer, water, storm water drainage, and street lighting. The roads will be maintained by the MHCS D once constructed and accepted by the MHCS D. Acceptance of all required dedications to the MHCS D occurred by resolution of the MHCS D Board of Directors on August 14, 2019.

The California Subdivision Map Act requires the legislative body to approve a final map if it is in substantial compliance with the previously approved tentative map. The tentative map for the proposed subdivision was approved by the San Joaquin County Planning Commission and became effective on July 16, 2017. The Final Map substantially complies with the previously approved tentative map, and all conditions of approval have been met. The Board is the approving body for this final map by virtue of its land use authority within the Mountain House community.

The Subdivider, Shea Homes Limited Partnership, a California Limited Partnership, has paid the property taxes for Fiscal Year 2018-2019, and has deposited a Security to guarantee property

taxes for Fiscal Year 2019-2020 with the County Treasurer-Tax Collector, and Certificates to that effect have been filed with the Clerk of the Board of Supervisors. Delivery of subdivision improvements required by the tentative map conditions has been secured through a Subdivision Improvement Agreement between the Subdivider and MHCSD. The final map has been approved by the County Surveyor as to technical correctness.

FISCAL IMPACT:

Cost to the County consists of staff processing time. The cost for these services is offset by processing fees paid by the Subdivider.

ACTION TO BE TAKEN FOLLOWING APPROVAL:

Public Works staff will proceed with the recordation of the Board Resolution approving this final map and the filing of the final map with the Assessor-Recorder-County Clerk.

Sincerely,



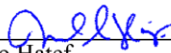
KRIS BALAJI, PMP, P.E.
Director of Public Works

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SV-19H032-ME2

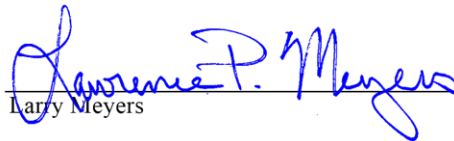
c: Board Clerk
October 22, 2019 Agenda

Reviewed by County Administrator's Office:

Reviewed by County Counsel's Office:


Mo Hatef

10/7/2019


Larry Meyers

10/8/2019