

ATTACHMENT 1

RESOLUTION R2026-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A ONE-YEAR EXTENSION FOR THE APPROVED FARMHOUSE TENTATIVE SUBDIVISION MAP (EXEMPT FROM CEQA PURSUANT TO 14 CAL. CODE REGS. § 15162) (FILE NO. TSM-26-09)

WHEREAS, the Manteca City Council at their duly noticed public hearing on January 18, 2022, approved a Tentative Subdivision Map, Rezone, Planned Development, and certification of a Modified Initial Study for the Farmhouse Subdivision Project, filed by the Lewis Family Trust, which was set to expire on January 18, 2024; and

WHEREAS, the Farmhouse Subdivision Project (project) is a 52-lot Planned Development single-family residential subdivision, located at 1825 and 1965 South Union Road., identified by Assessor's Parcel Numbers (APNs) 226-180-05 and 226-180-16; and

WHEREAS, the applicant received a two-year extension of the expiration, approved by the Manteca City Council at their duly noticed public meeting on November 7, 2023, giving the map a new expiration date of January 18, 2026; and

WHEREAS, the applicant applied for an additional one-year extension on January 13, 2026; and

WHEREAS, Manteca Municipal Code Section 16.09.070(B)(3) indicates that "the time at which the tentative map expires may be extended by the city council for a period not exceeding a total of three years" and that "the period of extension shall be in addition to the period of time provided for by Government Code Section 66452.6(a)." Section 66452.6(a) states that the expiration date of any tentative subdivision map for which a tentative map has been approved and has not yet expired shall be extended by 24 months; and

WHEREAS, the project is found to be consistent with the overall policies of the Manteca General Plan, Subdivision Map Act findings, and Manteca Municipal Code as described in the City Council Staff Report dated May 12, 2026 and therefore may be extended in conformance with Subdivision Map Act Section 66452.6(a); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

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- 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution.
- 2. The project completed a Modified Initial Study/15183 Checklist and was found to have no significant impacts beyond what was studied in the General Plan EIR. The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision map. The time extension does not make any changes to the original tentative map approval, does not involve any new significant environmental effects, and does not increase the severity of any known environmental effects.
- 3. The City Council hereby adopts, as its own, the findings required to extend the expiration date of the approved Tentative Subdivision Map (SDJ-20-99) under Municipal Code Section 16.09.040, findings for which are detailed in the City Council Staff Report (dated November 7, 2023), which is hereby incorporated by reference into this Resolution.
- 4. Based on the foregoing, the City Council hereby approves a one-year Tentative Subdivision Map Extension for the Farmhouse Subdivision, subject to all conditions attached hereto as Attachment 2 - Exhibit ‘A,’ and the Tentative Subdivision Map Plan Set dated December 1, 2021, which is incorporated herein by reference.
- 5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 12th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON

ATTACHMENT 1

City Clerk

Attachments

Attachment 2 - Exhibit 'A' – Conditions of Approval