



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ANNEXATION (ANX 21-25) AUTHORIZING STAFF TO INITIATE ANNEXATION PROCEEDINGS FOR APN: 208-080-10 AND BY ORDINANCE APPROVE PREZONE (PRZ 21-26) ASSIGNING APN: 208-080-10 WITH AN R-1 (ONE-FAMILY DWELLING) PREZONE DESIGNATION BY AMENDING THE ZONING MAP SET FORTH IN SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE

FILE NO. ANX 21-25, PRZ 21-26

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing of March 5, 2026, considered a development application for Annexation (ANX 21-25), Prezone (PRZ 21-26), and a Tentative Subdivision Map (TSM 21-14) for the 4-C Ranch Annexation Project (the "Project"), filed by Raymus Homes, Toni Raymus (the "Applicant"); and

WHEREAS, the 19.68± acre Project Site is located at 9683 East Louise Avenue, in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 208-080-10 (the "Project Site"); and

WHEREAS, the Applicant proposes the reorganization of the Project Site from unincorporated land in San Joaquin County into the City of Manteca, as shown in the Annexation Map and Legal Description attached hereto as Exhibit 'A'; and

WHEREAS, the Project includes a Prezone to assign the Project Site an R-1 (One-Family Dwelling) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code, as shown in the Ordinance and Prezone Map attached hereto as Exhibit 'B' and Exhibit 'B-1', respectively; and

WHEREAS, the R-1 (One-Family Dwelling) zoning designation is consistent with the Low-Density Residential (LDR) 2043 General Plan land use designation; and

WHEREAS, approval of Annexation 21-25 and Prezone 21-26 would allow for the development of Tentative Subdivision Map 21-14 consisting of 68 single-family residential lots, including associated open space and public improvements, within a contiguous City boundary; and

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WHEREAS, the Project Site is located within the City's Interim Sphere of Influence and 10-year growth horizon as identified in the Municipal Service Review adopted by the San Joaquin Local Agency Formation Commission on July 14, 2022; and

WHEREAS, the Project Site is not encumbered by any development covenants or restrictions, including a Williamson Act contract; and

WHEREAS, the Project will be required to detach from the Lathrop-Manteca Fire District as a condition of incorporation into the City of Manteca; and

WHEREAS, a Fiscal Impact Analysis dated August 11, 2025, concluded that annexation of the Project Site would result in a long-term fiscal benefit to the City due to the 60/40 property tax-sharing agreement entered into by the City and San Joaquin County on February 27, 2024; and

WHEREAS, the Project is consistent with applicable State law and the requirements of the San Joaquin Local Agency Formation Commission (LAFCo), and the Applicant has followed the required procedures for this Annexation; and

WHEREAS, the Project meets the criteria set forth in General Plan Land Use Policy LU-2.6 in that the annexation area is contiguous to existing City limits and represents a logical expansion of municipal boundaries; creates clear and reasonable service boundaries; will be adequately served by municipal services and schools; contributes its fair share toward infrastructure and public facility needs; supports the City's Regional Housing Needs Assessment and jobs-to-housing balance objectives; promotes environmental justice through the equitable provision of public services; reflects a long-term fiscal benefit to the City; and remains consistent with State law, LAFCo standards, and the goals, policies, and land use designations of the 2043 General Plan; and

WHEREAS, all necessary findings for approval of the Project are fully set forth in the Staff Report dated March 5, 2026; and

WHEREAS, the Project was evaluated in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and Section 65854 of the California Government Code; and

WHEREAS, the Planning Commission recognizes that the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and that the City Council has the discretion to approve, modify, or disapprove the

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recommendation without further review or consideration by the Planning Commission;
and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, based upon evidence in the Staff Report, the Project file, and public testimony, hereby recommends that the City Council approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings for APN: 208-080-10, and by ordinance approve Prezone (PRZ 21-26) assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation by amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code, based on the following findings:

- 1) Recitals. All the facts set forth in the recitals above are true and correct and establish the factual basis for the Planning Commission's adoption of this Resolution.
- 2) CEQA. The Project was evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024, incorporated herein by reference.
- 3) Entitlements Approval Findings. All necessary findings to approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings for APN: 208-080-10, and by ordinance approve Prezone (PRZ 21-26) assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation by amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code, have been made as fully set forth in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Recommendation. Based on the foregoing findings, the Planning Commission hereby recommends that the City Council approve ANX 21-25 for APN: 208-080-10 as shown in the Annexation and Legal Descriptions attached hereto as Exhibit 'A' and PRZ 21-26 for APN: 208-080-10 as shown in the Prezone Ordinance and Map, attached hereto as Exhibit 'B' and Exhibit 'B-1', respectively.
- 5) Effective Date. Adoption of this Resolution shall take effect immediately.

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I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 5th day of March of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' – Annexation Map and Legal Description

Exhibit 'B' – Prezone Ordinance

Exhibit 'B-1' – Prezone Map