



# 4-C Annexation and Subdivision Project ANX 21-25, PRZ 21-26, and TSM 21-24

April 7, 2026

City of Manteca City Council Public Hearing

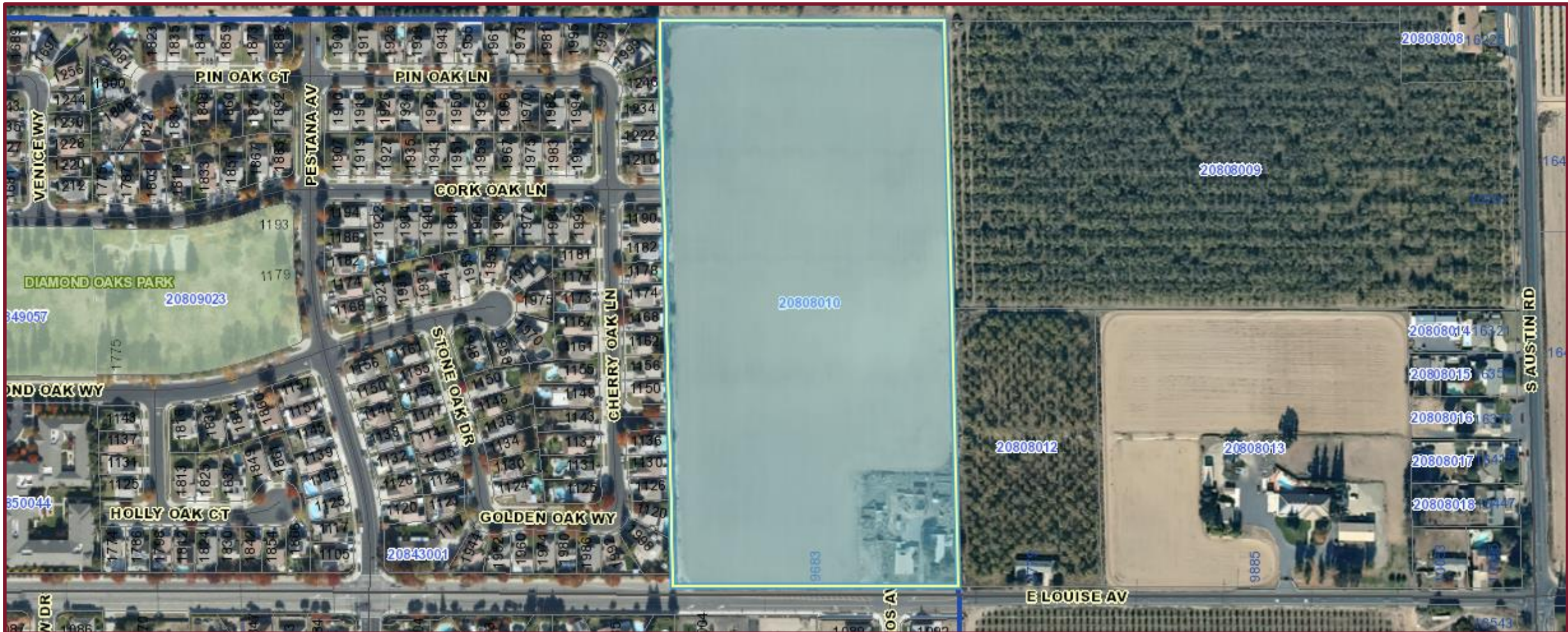
# Project Components

1. Annexation of a 19.68± acre Project area.
2. Prezone the Project area R-1 (One-Family Dwelling Unit) zone district designation.
3. Tentative Subdivision Map for 68 single-family residential lots, a 2.09-acre basin park, and associated public improvements.



# ANNEXATION

Annexation Area: APN: 208-080-10





# Tentative Subdivision Map

**Number of Lots: 68**

**Lot Dimensions:**

Smallest – 6,233 sq ft

Largest – 14,537 sq ft

**Density:**

3.35 du/ac

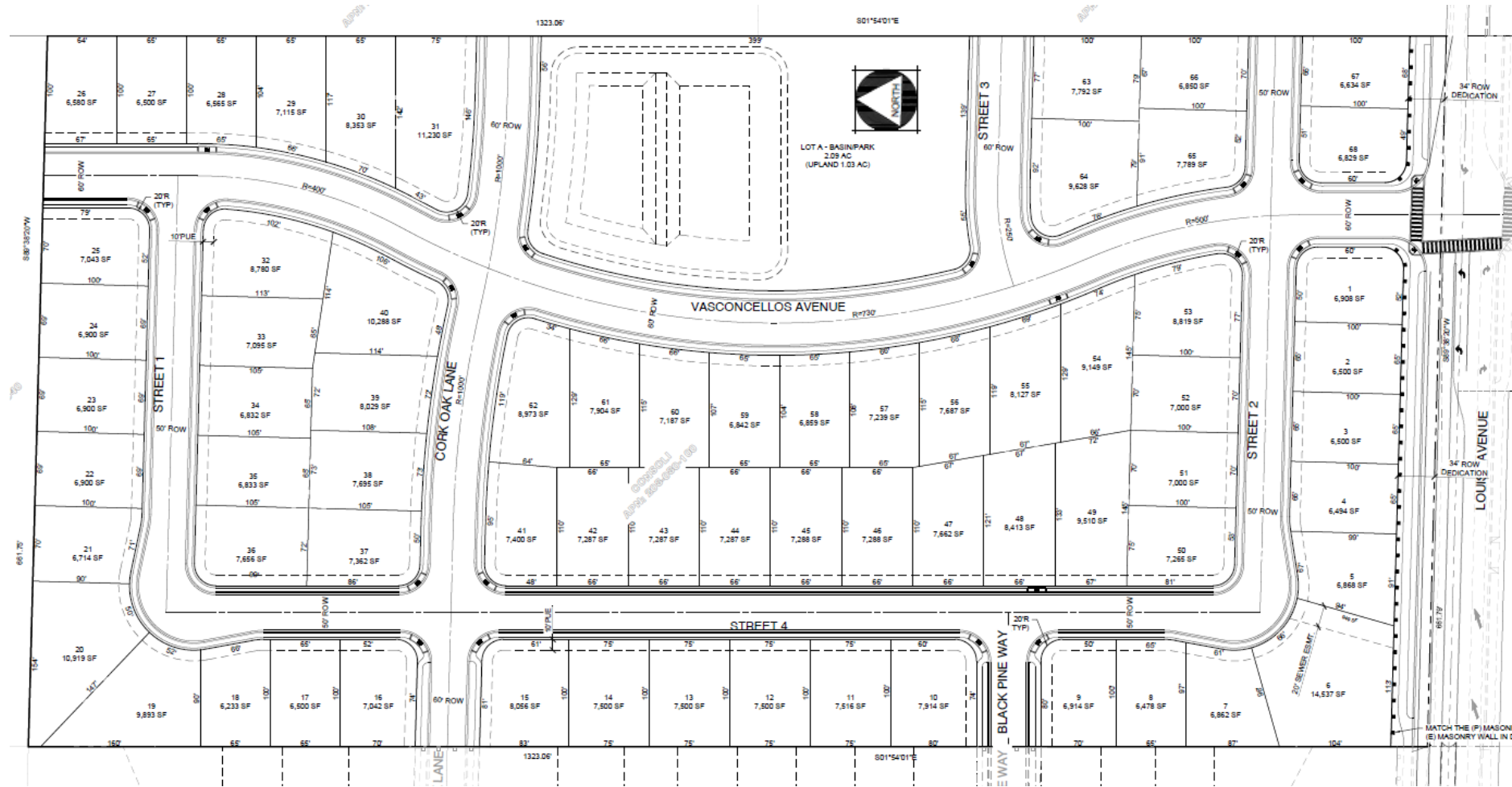
**Open Space:**

2.09-acre basin park

○ 1.03 acres of upland

○ 1.06 acres of basin

**Circulation /  
Improvements**



# CEQA

Exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.

CEQA 15186 Consistency Checklist conclusions:

- The Project is consistent with the 2043 General Plan EIR (and subsequent Manteca General Plan Amendment, 2024) certified on June 19, 2023 (SCH #2020019010)
- The Project's cumulative impacts were fully addressed in the 2043 General Plan EIR.
- The Project would not result in any new cumulative environmental impacts beyond those addressed in the General Plan EIR.

# Recommendation

## City Council conduct a public hearing for the 4-C Ranch Annexation project and by motion:

1. Find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines, and adopt a resolution approving Annexation (ANX 21-25) and authorize Staff to initiate annexation proceedings of the 4-C Ranch Project Site (APN 208-080-10); and
2. Adopt an ordinance to approve Prezone (PRZ 21-26) for the 4-C Annexation Project by waiving the first reading by substitution of the title and introduce an ordinance of the City of Manteca, State of California, amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) pre-zoning designation; and
3. Adopt a resolution approving Tentative Subdivision Map (TSM 21-24) for 68 single-family residential lots, including associated open space and public improvements, for the 4-C Ranch Annexation Project located at 9683 E. Louise Ave., (APN: 208-080-10).



Thank you

CITY OF MANTECA  
ADMINISTRATION CENTER