



**REGULAR MEETING AGENDA  
FOR THE CITY COUNCIL OF THE CITY OF MANTECA**

**Tuesday, April 7, 2026  
6:00 PM**

**Council Chambers**

*1001 W. Center Street  
Manteca, CA 95337  
[www.manteca.gov](http://www.manteca.gov)*

**CITY COUNCIL**

*Mayor, Gary Singh  
Vice Mayor, Regina Lackey - District 2  
Councilmember, David Breitenbucher - District 3  
Councilmember, Charlie Halford - District 1  
Councilmember, Mike Morowit - District 4*

See last pages of agenda for information regarding meeting procedures.



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MANTECA CITY COUNCIL  
APRIL 7, 2026  
6:00 PM  
1001 W. Center Street  
Manteca, CA 95337  
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Members of the public that wish to submit public comments may do so by several different methods. Public Comment may be submitted in person and the following ways.

- Zoom Webinar:
  - To call or log into Zoom Webinar, please use the following:  
Link: <https://us02web.zoom.us/j/82677268640>  
Meeting ID: 826 7726 8640  
Phone number: (669) 900 6833
  - If you have questions on the Zoom Webinar process, please email:  
[mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov) or call (209) 456-8017.
- eComment - <https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video> to submit eComment(s).
  - New users must follow the instructions to create an account.
  - Only one comment per agenda item.
  - eComment may be submitted at any time up to the item being heard during the Council Meeting.
  - 500 character limit
- Email, Mail or Hand delivered to:  
[mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov)  
Office of the City Clerk, 1001 W. Center St., Ste. G,  
Manteca, CA 95337
  - Communications will presented as a supplemental report and be made part of the official record.

*\*Note: For written public comments indicate in the subject line the agenda item number or if the item is related to general public comment.*

*Pursuant to Government Code section 84308, members of the City Council are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Councilmember received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the City's decision on the agenda item within the preceding twelve (12) months. Members of the City Council who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$500 to a member of the City Council within the preceding twelve (12) months are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Councilmember and may be made either in writing to the City Clerk prior to the subject hearing or by verbal disclosure at the time of the hearing.*

**CALL TO ORDER: Mayor Singh**

**ROLL CALL: City Clerk**

**INVOCATION/FLAG SALUTE: Mohammad EIFarra, Islamic Center of Manteca**

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk**

**DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council****A. PRESENTATIONS:**

- A.1. [26-160](#)** Proclamation proclaiming National Public Safety Telecommunicators Week, April 12-18, 2026.

**Attachments:** [Attachment 1 - Proclamation](#)

- A.2. [26-157](#)** Proclamation proclaiming April 2026 as Autism Acceptance Month and April 2, 2026, as International Autism Acceptance Day.

**Attachments:** [Attachment 1 - Proclamation](#)

- A.3. [26-159](#)** Proclamation proclaiming Animal Care and Control Appreciation Week, April 12-18, 2026.

**Attachments:** [Attachment 1 - Proclamation](#)

- A.4. [26-136](#)** Proclamation proclaiming April 2026 as Sexual Assault Awareness Month.

**Attachments:** [Attachment 1 - Proclamation](#)

- A.5. [26-161](#)** Proclamation proclaiming April 2026 as National Poetry Month.

**Attachments:** [Attachment 1 - Proclamation](#)  
[Attachment 2 - Poem](#)

**B. PUBLIC COMMENT:****C. CONSENT ITEMS:**

*Engineering:*

- C.1. [25-603](#)** Approve Traffic Calming Measures (speed lumps) along Edison St. (between Dawn Dr. and Lincoln Ave.)(District #3), Elm Ave. (between Gold St. and Lode St.)(District #3), Paramount Ln. (between Sonder Wy. and Lion Dr.)(District #2), Parkview St. (between Winters Dr and Bounty Pl) (District #1), and direct staff to take all appropriate actions necessary to implement the measures in accordance with the City of Manteca Traffic Calming Program 2025 Citywide Guidelines.

**Attachments:** [Attachment 1 - Location Map](#)  
[Attachment 2 - Traffic Calming Plans](#)

- C.2. [26-051](#)** Adopt a resolution: determining United Pavement Maintenance, Incorporated ("UPM") to be the lowest, responsive, and responsible bidder for the Yosemite Avenue (Walnut Avenue to Main Street) Bike and Pedestrian Improvement Project (CIP 20006) (District 3); awarding the

construction contract to UPM in the amount of \$820,981.70; approving Amendment No. 1 to the Agreement for Services C2024-192 with Bennett Engineering Services Incorporated in the amount of \$20,463 for engineering services during construction; approving a budget appropriation of \$307,826 in additional Federal HSIP grant revenues and expenses to the Subsidized Street Project Fund (Fund 480) to CIP No. 20006; approving a budget appropriation of \$467,603 in the TDA/Local Transportation Fund (Fund 460) to CIP No. 20006; approving a budget appropriation of \$600,000 in the Measure Q Fund (Fund 105) to CIP No. 20006; approving a budget appropriation of \$300,000 in the Water O&M Fund (Fund 680) to CIP No. 20006; approving a budget appropriation of \$600,000 in the Water Improvement Fund (Fund 690) to CIP No. 20006; approving the Construction Contract Change Order No. 1 with UPM in the amount of \$585,479.62; approving the Construction Contract Change Order No. 2 with UPM in the amount of \$735,757; approving a project contingency of \$609,299.91; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:**[Attachment 1 - Resolution](#)[Attachment 2 - Bid Tabulations HSIPL 5242 \(036\)](#)[Attachment 3 - Subcontractor List](#)[Attachment 4 - Construction Contract with UPM](#)[Attachment 5 - Contract Change Order No.1](#)[Attachment 6 - Contract Change Order No.2](#)[Attachment 7 - Bennett Amendment No. 1](#)[Attachment 8 - Federal HSIPL 5242 \(036\) E76 Construction Authorization](#)[Attachment 9 - Location Map](#)

- C.3. [26-120](#)** Adopt a resolution accepting a Grant Deed from KLLB AIV LLC for the 4.88-acre Captain Tom Moore Park at 1905 Enchantment Drive within The Trails of Manteca subdivision.

**Attachments:**[Attachment 1 - Resolution](#)[Attachment 2 - Grant Deed](#)[Attachment 3 - Location Map](#)

- C.4. [26-139](#)** Adopt a resolution determining Telstar Instruments to be the only vendor that has the unique skills and expertise necessary to provide Wastewater Quality Control Facility (WQCF) Supervisory Control and Data Acquisition (SCADA) programming to ensure compatibility and continuity with the existing system; approving an Agreement for Services with Telstar Instruments for an amount not-to-exceed \$244,328 for SCADA system programming associated with the WQCF Sludge Thickener (CIP 24007) & Dewatering (CIP 24006) Projects; finding that the Telstar Agreement for

Services is exempt from the competitive process pursuant to California Public Contract Code § 3400(c)(2) in order to match other products in use on a particular improvement either completed or in the course of completion; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Agreement for Services with Telstar Instruments](#)

- C.5. [26-141](#)**      Adopt a resolution approving Amendment No. 2 to the Improvement Agreement for the 320 Airport Way Subdivision, Tract 4165, modifying SCHEDULE B, Section IV, adding Airport Way Sanitary Sewer Force Main Reimbursement in the amount of \$150,250.90 to be paid from the Undesignated Reserve Sewer Operations and Maintenance Fund (Fund 640) ; and authorizing the City Manager or designee to sign and take all necessary steps to effectuate Amendment No. 2.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Amendment No 2](#)

- C.6. [26-145](#)**      Adopt a resolution accepting a Grant of Easement from Woodbridge Center East LLC, as required for development of the Woodbridge Apartments project for Water Main Maintenance and Emergency Vehicle Access (EVA) at 2170 N. Union Road (APN 197-240-05 & 197-240-06), located north of W. Lathrop Road.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Grant of Easement \(Water Main Maintenance and EVA\)](#)

- C.7. [26-154](#)**      Adopt a resolution accepting Public Improvements for The Trails of Manteca, Unit Nos. 1-4 (Tracts 3729, 3734, 3735 and 3736, respectively) located at the southwest corner of the W. Woodward Avenue and Joshua Street intersection; approving exoneration of the Performance Bonds; approving exoneration of the Labor and Materials Bonds six (6) months after the date of acceptance; and approving exoneration of the Warranty Bonds twelve (12) months after the date of acceptance.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Construction Inspector Memorandum](#)  
[Attachment 3 - Location Map](#)

*Legislative Services/City Clerk:*

- C.8. [26-162](#)** Waive the second reading by substitution of the title and adopt an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.36 "Conflict of Interest Code" to implement a City Conflict of Interest code for design-build City projects.

**Attachments:** [Attachment 1 - Ordinance](#)

- C.9. [26-163](#)** Approve the City Council Special and Regular Meeting Minutes for March 17, 2026, and the Special Meeting Minutes for March 30, 2026.

**Attachments:** [Attachment 1 – March 17, 2026 – Special Meeting Minutes](#)  
[Attachment 2 – March 17, 2026 – Regular Meeting Minutes](#)  
[Attachment 3 - March 30, 2026 - Special Meeting Minutes](#)

#### **D. PUBLIC HEARINGS:**

- D.1. [26-105](#)** Conduct a public hearing and find Zoning Text Amendment 26-13 exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act, and waive the first reading by substitution of the title, and introduce an Ordinance of the City of Manteca, State of California, amending Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code.

**Attachments:** [Attachment 1 - Planning Commission Staff Report dated February 19, 2026](#)  
[Attachment 2 - Ordinance for ZTA 26-13](#)  
[Attachment 3 - Ordinance Redlines](#)  
[Attachment 4 - Presentation](#)

- D.2. [26-138](#)** City Council conduct a public hearing and find the Union Ranch Tractor Supply and Dutch Bros Project exempt from further environmental review pursuant to Section 15061(b)(3), Section 15332, and 15303(c) of the California Environmental Quality Act (CEQA) Guidelines, and waive the first reading by substitution of the title, and introduce an ordinance of the City of Manteca, State of California, amending Section 17.28.020 relating to Specific Plan (SP) Zoning Districts, Subsection (C)(1) Union Ranch Specific Plan, amending within the Specific Plan Section C.4. (Permitted Uses and Development Standards) and Table C.4.1. (Permitted Land Use Summary Resources Table); and adopt a resolution approving a Lot Line Adjustment (LLA 25-18), a Minor Use Permit (MUP 25-18-1) for a Drive-In and Drive-Through, Minor Use Permit (MUP 25-18-2) for a Gardening and Landscape Supply Retail Store, and a Site Plan and Design Review (SPR 25-18) for the development of an approximately 4.43-acre site, located at 2160, 2170, and 2180 North Union Road (APN 197-240-04, 197-240-05, 197-240-06), for the URN Tractor Supply and Dutch Bros Project.

**Attachments:**      [Attachment 1 - Planning Commission Staff Report](#)  
[Attachment 2 - Specific Plan Ordinance](#)  
[Attachment 3 - Exhibit 'A' to Specific Plan Ordinance](#)  
[Attachment 4 - Ordinance Amendments with Redlines](#)  
[Attachment 5 - Entitlements Resolution](#)  
[Attachment 6 - Exhibit 'A' - Conditions of Approval](#)  
[Attachment 7 - Project Plan Set dated February 11, 2026](#)  
[Attachment 8 - Lot Line Adjustment dated January 21, 2026](#)  
[Attachment 9 - CEQA Memorandum Dated November 6, 2025](#)  
[Attachment 10 - Presentation](#)

- D.3. [26-153](#)**      Conduct a public hearing for the 4-C Ranch Annexation project and by motion; find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines; adopt a resolution approving Annexation (ANX 21-25) ; authorize Staff to initiate annexation proceedings of the 4-C Ranch Project Site (APN 208-080-10); 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 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).

**Attachments:**      [Attachment 2 - Resolution for Annexation 21-25](#)  
[Attachment 3 - Exhibit 'A': Annexation Map and Legal Description](#)  
[Attachment 4 - Ordinance for Prezone 21-26](#)  
[Attachment 5 - Exhibit 'A': Prezone Map](#)  
[Attachment 6 - Resolution for Tentative Subdivision 21-24](#)  
[Attachment 7 - Exhibit 'A' – Conditions of Approval](#)  
[Attachment 8 - Tentative Subdivision Map Plan Set dated January 2025](#)  
[Attachment 9 - CEQA 15183 Consistency Checklist dated August 2024](#)  
[Attachment 10 - Presentation](#)

**E. DISCUSSION ITEMS:**

- E.1. [26-150](#)**      Adopt a resolution accepting a grant in the amount of \$35,000 from the National Fitness Campaign toward the purchase of an Outdoor Fitness Court at Woodward Community Park; amend the Fiscal Year 2025-26 Capital Improvement Program to establish a new project; authorize a

\$500,000 budget appropriation in the Park Acquisition and Improvement Fees Fund (Fund 500); and authorize the City Manager or designee to take all actions necessary to implement the project.

**Attachments:**      [Attachment 1 - Resolution](#)

- E.2. [26-151](#)**      Adopt a Resolution authorizing the issuance of Special Tax Bonds for and on behalf of the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); approving and directing the execution of a Fiscal Agent Agreement and Bond Purchase Agreement; approving the form of Preliminary Official Statement; approving sale of such bonds; and approving other related documents and actions.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Form of Preliminary Official Statement](#)  
[Attachment 3 - Form of Fiscal Agent Agreement](#)  
[Attachment 4 - Form of Bond Purchase Agreement](#)

**F. CITY MANAGER COMMENTS:**

**G. COUNCIL COMMENTS:**

**H. ADJOURNMENT:**

*The next regularly scheduled City Council meeting is Tuesday, April 21, 2026, at 6:00 p.m.*

*I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA on Thursday, April 2, 2026, by 6:00 p.m.*

*/s/ Cassandra Candini-Tilton*

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CASSANDRA CANDINI-TILTON  
DIRECTOR OF LEGISLATIVE SERVICES / CITY CLERK

**MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:**

Information and documents related to items on this agenda are available on the City's website at [www.manteca.gov](http://www.manteca.gov); you may also contact the City Clerk for information by email at [mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov); by calling (209) 456.8017; or in person at 1001 W. Center St., Ste. G, Manteca. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports" and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The City of Manteca complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the City Clerk at (209) 456.8017 or email at [mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. In making any request to the City for assistance, please provide advance notice of at least three (3) business days prior to the meeting.

**CONDUCT OF CITY COUNCIL MEETINGS:**

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Decorum Policy. Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three (3) minutes per person, with the exception of certain hearings and appeals. Consistent with SB 1100 the Mayor and City Councilmembers shall warn an individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal. There will be order for the removal of the individual if they do not "promptly" cease their disruptive behavior.

**PUBLIC COMMENT (INCLUDING CONSENT ITEMS AND DISCUSSION ITEMS):**

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, the Mayor shall then inform the speaker that they have fifteen (15) seconds to wrap up their comment. If the Mayor does not do so, any other member of the City Council and/or City staff present may also make this reminder. If the matter is not on the agenda, or if the matter is a consent item or discussion item, submit a speaker card or request to speak during the Public Comment portion of the meeting. Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act. A public comment speaker may only speak once per item. A majority of the City Council (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment, or decrease the time limit by one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the City Council prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the City Council shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to or taken away from the public comment period, shall be afforded the same amount of time to speak. On closed session items, all public comment speakers shall have only three (3) minutes to speak on all items, regardless of the number of items on the closed session agenda.

**CONSENT ITEMS:**

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City Council may authorize public input after the consent calendar is introduced.

**DISCUSSION ITEMS:**

Only the Mayor or a majority of the City Council may authorize public input after a discussion item is introduced.

**PUBLIC HEARINGS/APPEALS:**

During any public hearing or appeal, any person may directly address the City Council. Applicants (or appellants) are allowed five (5) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. Upon the request of the applicant/appellant, and approval by motion of the majority of the City Council, the applicant/appellant may receive an additional five (5) minutes of rebuttal time. The City Council may direct questions on such matters to both City staff and the applicant/appellant at any juncture, and without impacting the time limits of the applicant/appellant. All other speakers will be limited to three (3) minutes.

**INFORMATIONAL ITEMS:**

The Informational Items section of the agenda is a place for City Council and the public to receive general information that does not require action.

**CLOSED SESSION:**

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:**

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi-adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.