

ORDINANCE O2026-__

AN ORDINANCE OF THE CITY COUNCIL 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 APNS: 218-020-14, -17, AND -25 WITH A GENERAL COMMERCIAL (CG) PREZONE DESIGNATION

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of June 18, 2026, adopted Resolution No. 2026-29 recommending City Council find the Chamberlain Annexation Project exempt from further environmental review pursuant to Section 15319 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 25-33) by authorizing Staff to initiate annexation proceedings for APNs: 218-020-08, -14, -17, -18, -19, -24, and -25, and approve Prezone (PRZ 25-33) by assigning a General Commercial (CG) City prezoning designation to APNs: 218-020-14, -17, and -25 by adoption of an ordinance amending the Zoning Map set forth in Section 17.20.040 of Title 17 of the Manteca Municipal Code for the Chamberlain Annexation Project; and

WHEREAS, the ±17.4-acre annexation area is located east of northbound Highway 99, west of S. Inheritance Way, and south of E. Lathrop Road, at 15255, 15309, and 15357 S. Inheritance Way in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 218-020-08, -14, -17, -18, -19, -24, and -25 (the "Project Site"); and

WHEREAS, the Project includes a Prezone to assign the Project Site's APNs: 218-020-14, -017, and -25 with a General Commercial (CG) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, annexation of the Project Site will facilitate the orderly extension of municipal services by the City of Manteca, including police protection, fire protection, water, wastewater, solid waste, and other municipal services, and will result in detachment from the Lathrop-Manteca Fire Protection District, consistent with the proposed Plan for Services; and

WHEREAS, the General Commercial (CG) zoning designation is consistent with the Commercial (C) General Plan land use designation; and

WHEREAS, the Project satisfies 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; future development will contribute its fair share toward infrastructure and public facility needs; supports the City's 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, the Project was evaluated in accordance with Section 15319 of the Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project was cleared from further environmental review because the Project Site is developed with existing commercial facilities and complies with the Commercial (C) General Plan land use designation; and

WHEREAS, all the necessary findings for approval of the Project were made and described in the Planning Commission Staff Report dated June 18, 2026; and

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

WHEREAS, all legal prerequisites to adopt the foregoing ordinance have occurred; and

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

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings required to approve Prezone application PRZ 25-33 fully set forth in the Planning Commission Staff Report (dated June 18, 2026) and supporting documents, which are hereby incorporated by reference into this Ordinance.

SECTION 2: Amendment. Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code. The Zoning Map is hereby amended by assigning APNs: 218-020-014, -017, and -025 with a General Commercial (CG) prezone designation as shown in City Council Staff Report 'Attachment 5 – Exhibit 'A': Prezone Map'.

SECTION 3: CEQA. The Project is categorically exempt from further environmental review pursuant to Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities) of the Environmental Quality Act Guidelines because the Project Site is developed with existing commercial facilities and complies with the Commercial (C) General Plan land use designation.

SECTION 4: Typographical or Clerical (Scrivener) Errors. Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration in accordance with Section 36934 of the California Government Code.

ATTACHMENT 4

SECTION 5: Severability. If any section, sub-section, subdivision, paragraph, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 6: Publication. This Ordinance shall be published in accordance with Section 36933 of the California Government Code.

SECTION 7: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON, CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ____ day of ____, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON

ATTACHMENT 4

City Clerk

Attachments:

Attachment 5 - Exhibit 'A' – Prezone Map