



Chamberlain Annexation

ANX 25-33, PRZ 25-33

15255, 15309, and 15357 S. Inheritance Way

APNs: 218-020-008, -014, -017, -018, -019, -024, -025

June 18, 2026

City of Manteca Planning Commission

Project Information

Project Description:

Annexation of seven (7) parcels from SJ County into the City and Prezone three (3) Project parcels with a City zoning designation.

Size: ± 17.4 acres

Location: s/o E Lathrop Rd, w/o S Inheritance Way

MMC 17.10.180 Prezoning

MMC 17.10.190 Zoning Amendment (Text and Map)



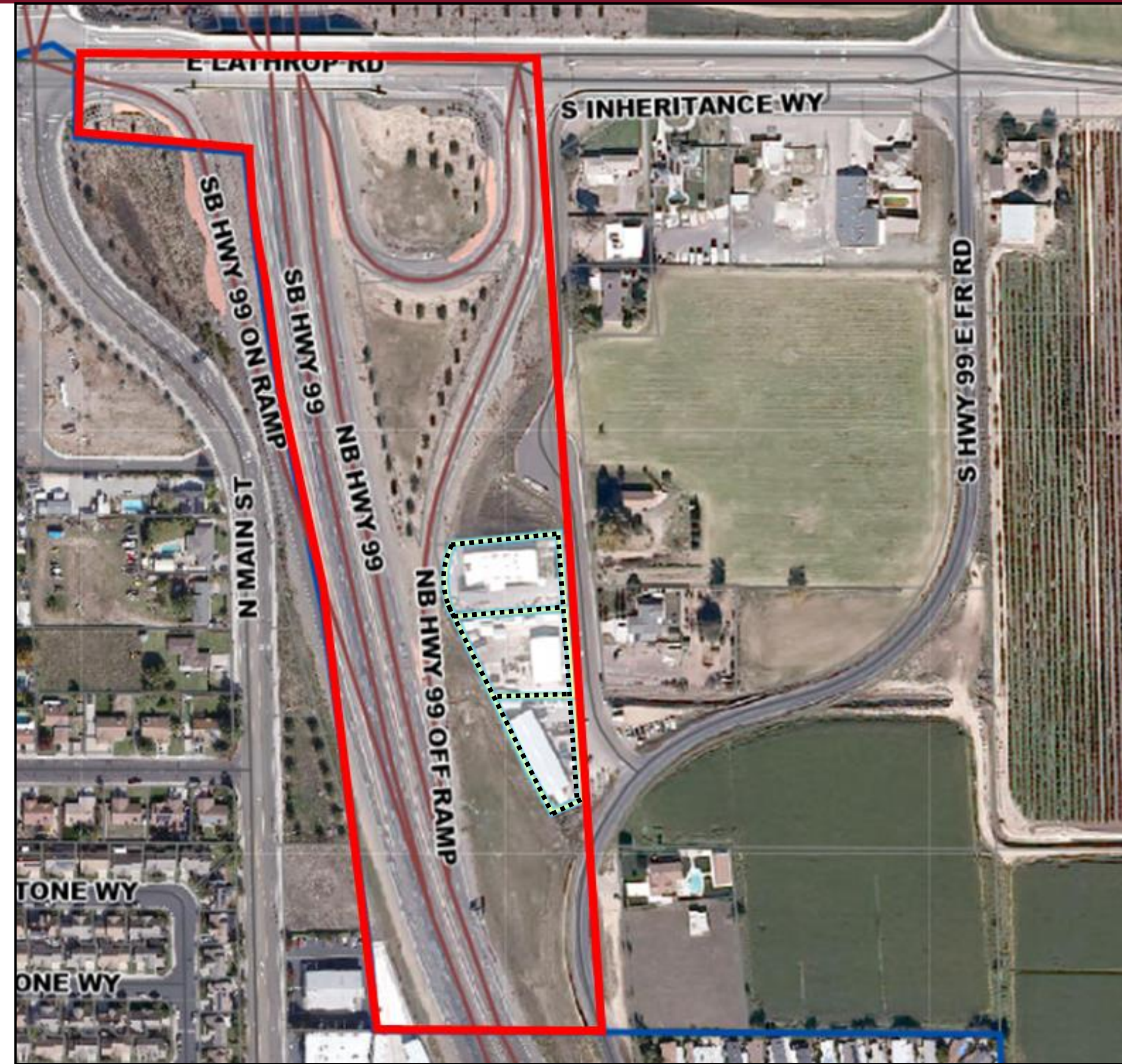
Adjacent Uses

North: Undeveloped

South: Rural Residential

East: Rural Residential / Ag. Land

West: State Highway 99



Annexation

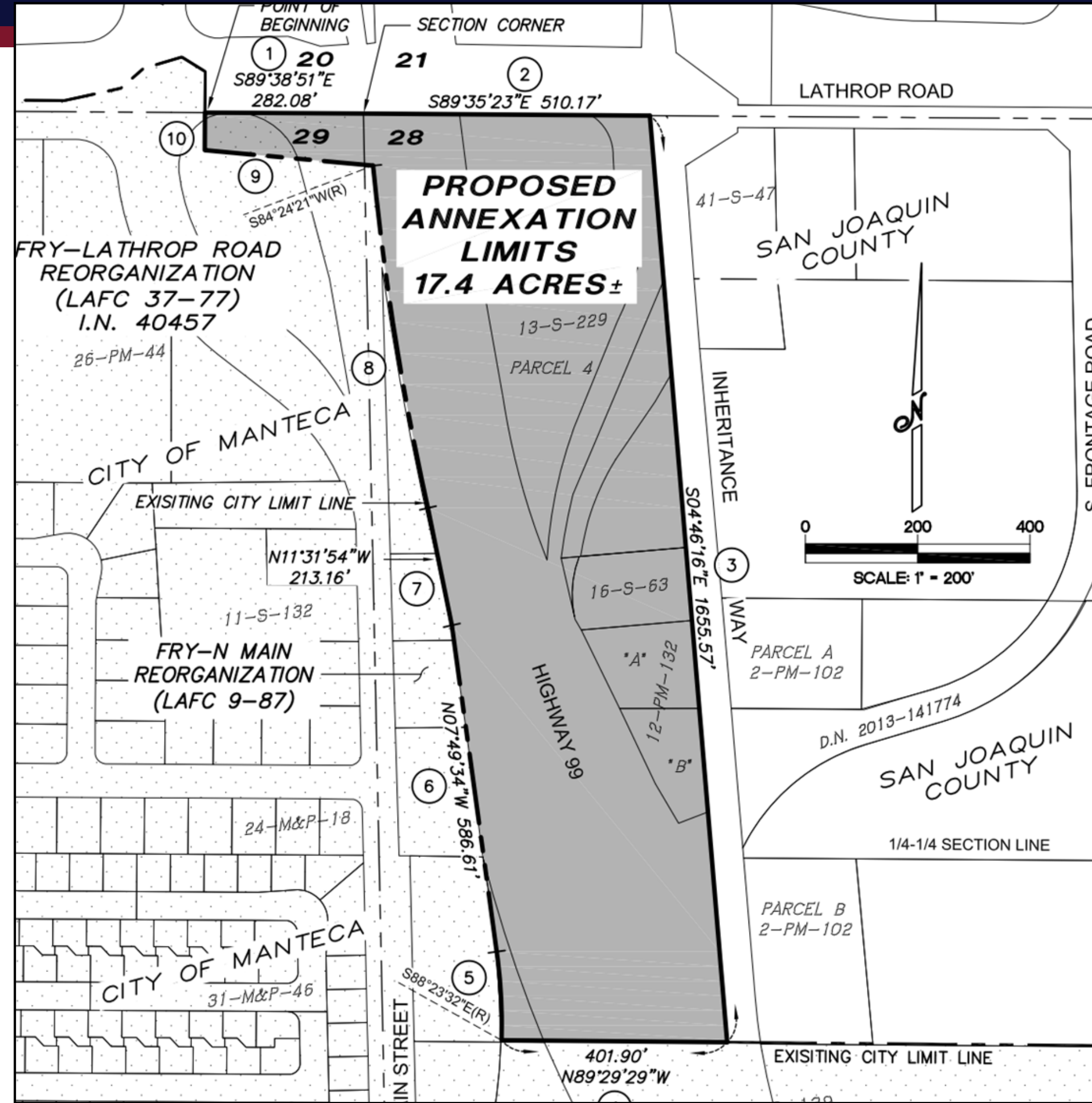
Annexation Boundaries

Northern: Lathrop Rd center line

Southern: Align w/ existing City Limits

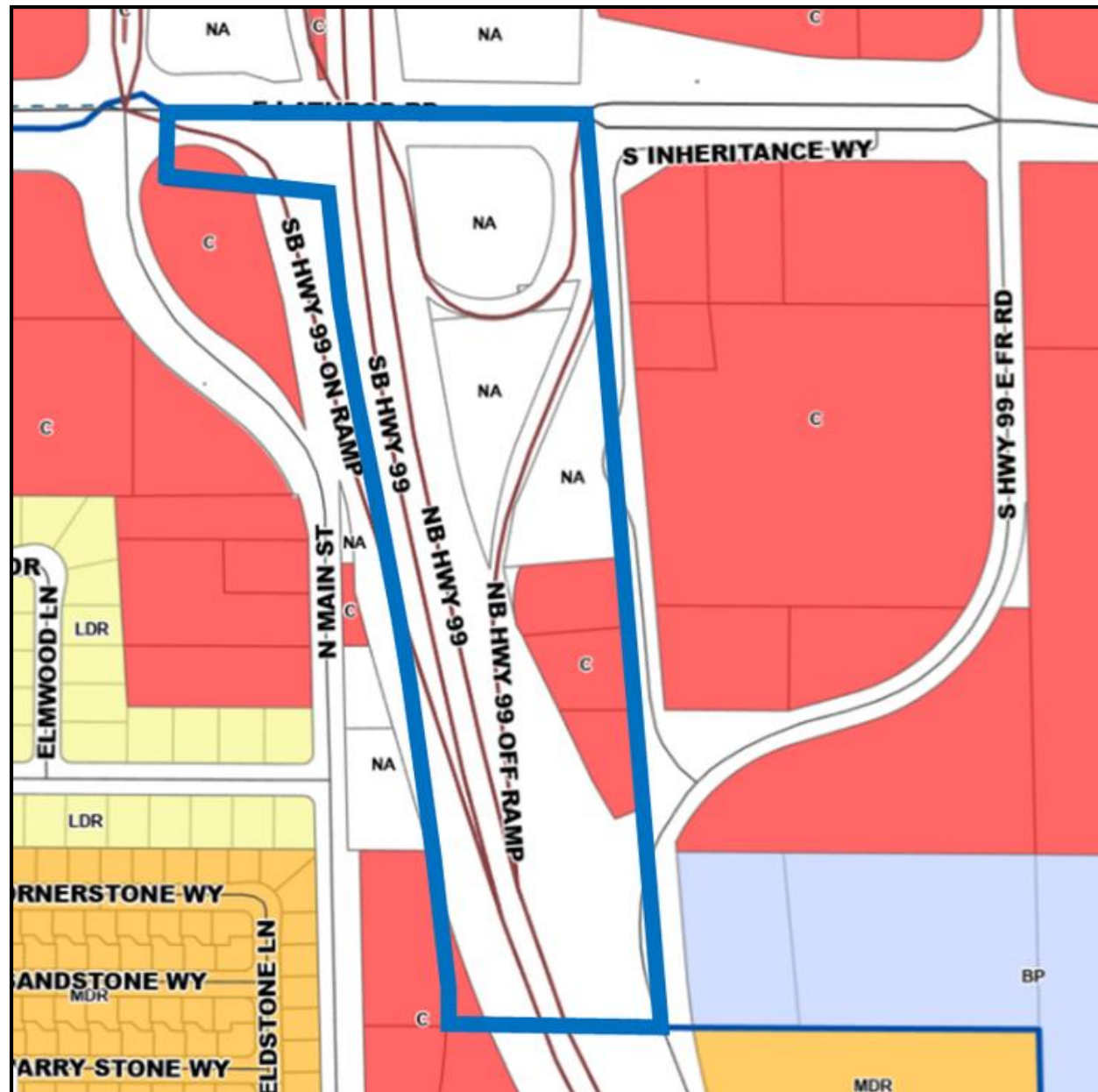
East: north/south property lines

West: Align w/ existing City Limits



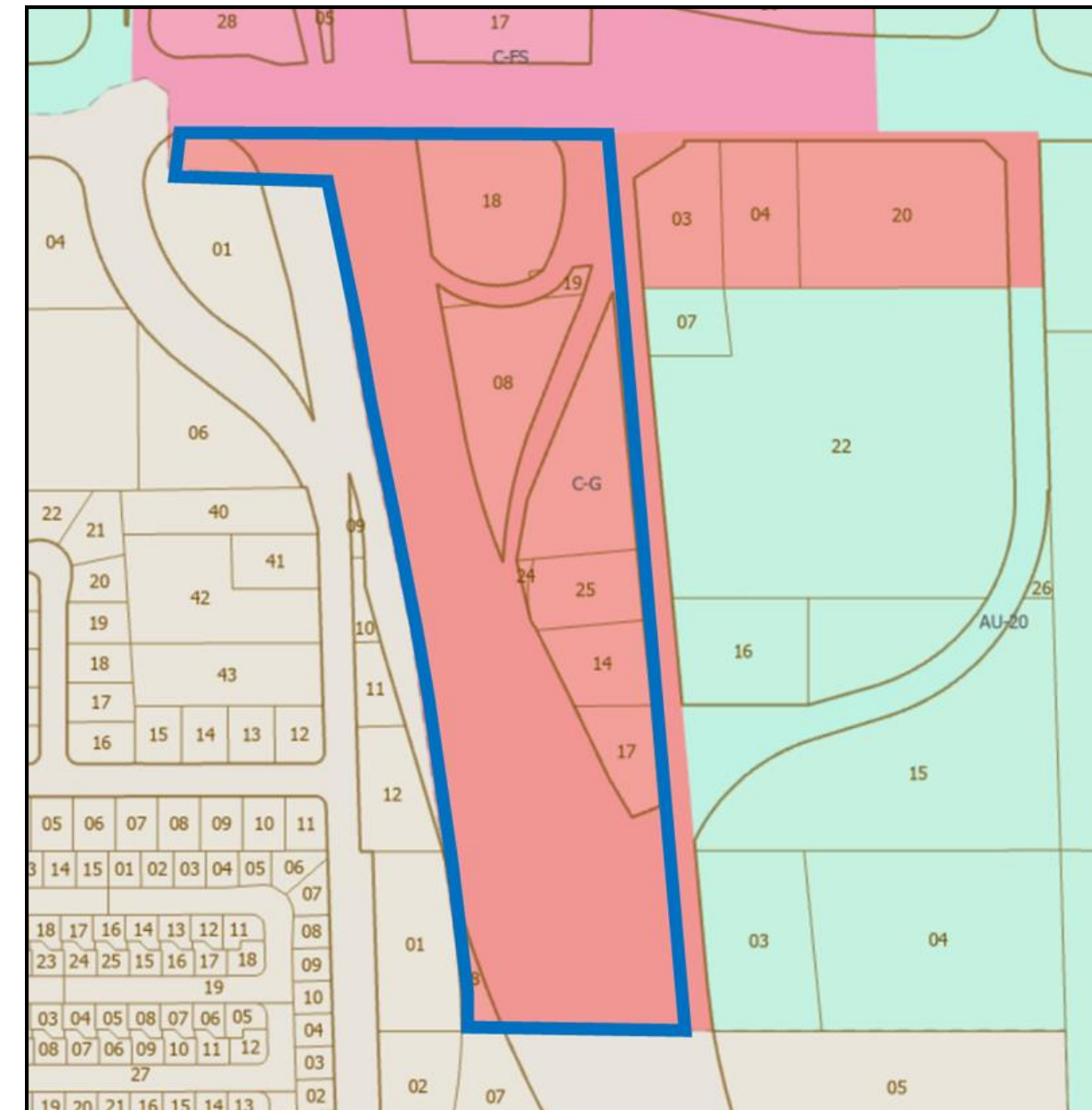
General Plan and Zoning

City General Plan Land Use



Commercial (C) - Provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses.

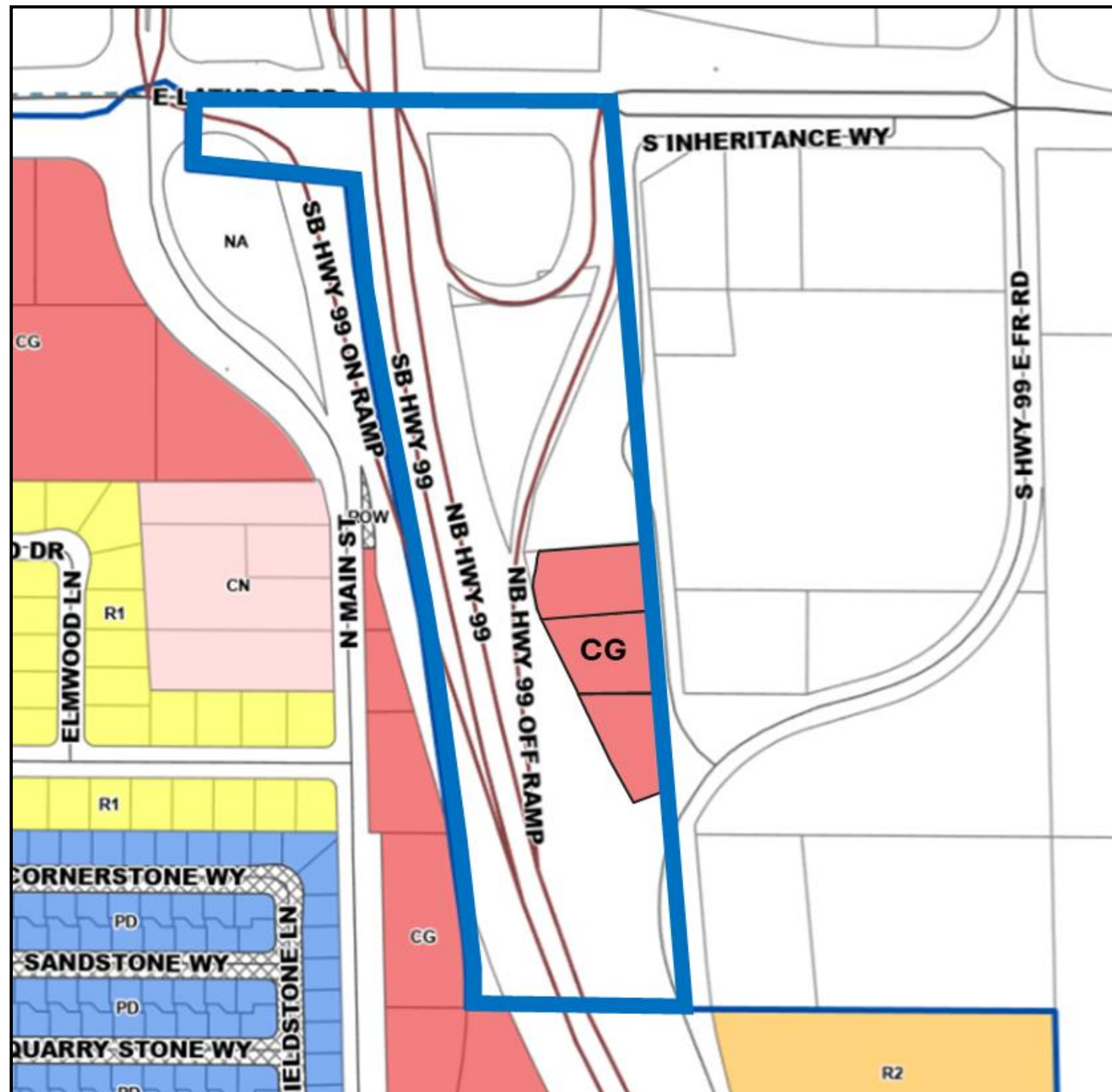
County Zone District



County Zoning | General Commercial (C-G) - Provide for commercial areas that offer a wide variety of specialized retail and service uses and offices that are normally developed as separate individual entities rather than as part of a shopping center or business complex, serve urban communities or regional markets, and require relatively large amounts of land.

Prezone

Proposed City Zoning



General Commercial (CG) - This category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens. It also allows most neighborhood and mixed commercial uses.

Public Hearing Notice



This project was duly noticed on **May 29, 2026**.

As of **June 9, 2026**, Staff received **0** written comments for the Project.

Environmental Review



The project has been deemed exempt from further environmental review pursuant to Section 15319 (*Annexations of Existing Facilities and Lots for Exempt Facilities*) of the CEQA Guidelines.

Reccomendation

Staff recommends the Planning Commission conduct a public hearing and;

Adopt a resolution recommending that the 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), authorizing Staff to initiate annexation proceedings for APNs: 218-020-008, -014, -017, -018, -019, -024, and -025, and approve Prezone (PRZ 25-33) by assigning a General Commercial (CG) City zoning designation to APNs: 218-020-014, -017, and -025 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.



Thank You

ADMINISTRATION

COUNCIL CHAMBER

PUBLIC SAFETY >