



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: June 18, 2026

PROJECT NAME: Chamberlain Annexation

PROJECT LOCATION: 15255, 15309 and 15357 S. Inheritance Way;
APNs: 218-020-008, -014, -017, -018, -019, -024, and -025

APPLICATION NUMBERS: Annexation (ANX 25-33), Prezone (PRZ 25-33)

RECOMMENDATION:

Planning Commission conduct a public 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 the Annexation (ANX 25-33) by 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 rezoning 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.

PROJECT INFORMATION	
APPLICANT	City of Manteca
PROPERTY OWNER	State of California and private property owners
PREZONING	General Commercial (CG)
LAND USE DESIGNATION	Commercial
EXISTING USE	Artificial turf retail store, shed retail store, automotive repair business, and Highway 99
PROPOSED USE	No proposed change in use(s).
PARCEL(S) SIZE	± 17.4 acres
ADJACENT USES	North: Undeveloped South: Rural Residential East: Rural Residential / Agricultural Land West: Highway 99

APPLICABLE CODES AND PROCEDURES

- 2043 Manteca General Plan
- Manteca Climate Action Plan
- MMC 17.08.050 Public Hearing and Public Notices
- MMC 17.10.180 Rezoning
- MMC 17.10.190 Zoning Amendment (Text and Map)
- MMC 17.20.020 Zoning Districts
- MMC 17.22.020 Allowed Land Uses and Requirements
- Pub. Res. Code, § 21000 et seq. | CEQA Guidelines §15319

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 16 (Subdivisions) and Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action

No prior actions have been taken, and there are no other known applications for entitlement on this property.

Project Review

The Project was referred to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

<ul style="list-style-type: none">• City of Manteca – City Manager• City of Manteca – Building• City of Manteca – Fire• City of Manteca – Engineering	<ul style="list-style-type: none">• San Joaquin County LAFCo• San Joaquin Council of Governments• San Joaquin County Environmental Health
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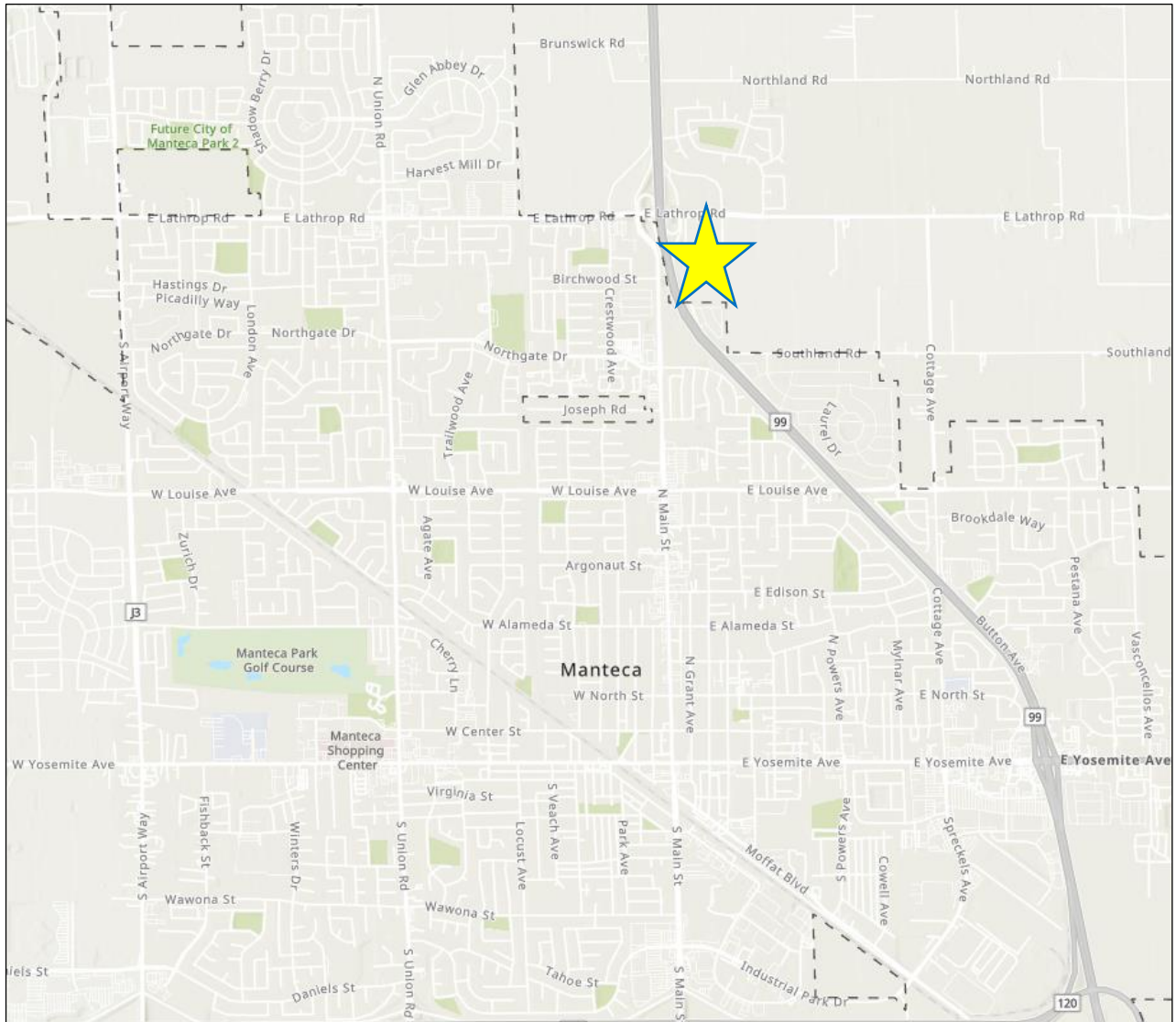


Figure B-1 | Location

Site Conditions

The Project Site is relatively flat. A majority of the annexation area consists of right-of-way owned and maintained by the California Department of Transportation (Caltrans) for Highway 99. As a result, the northern portion of the Project Site contains a slight grade increase associated with the Highway 99 off-ramp compared to the adjacent Inheritance Way. The privately owned parcels within the Project Site are fully disturbed and developed with commercial structures.



Figure B-2 | Existing Conditions – Aerial View

ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth in the order below.

1. GENERAL PLAN CONFORMANCE
 - Land Use Element
 - Annexation
2. ZONING ORDINANCE CONFORMANCE
 - Prezone
 - Zoning
3. CLIMATE ACTION PLAN CONFORMANCE
4. ENVIRONMENTAL CLEARANCE
5. CONCLUSION

1. GENERAL PLAN CONFORMANCE

LAND USE ELEMENT

Before the City considers initiating annexation proceedings, it must ensure that the proposed annexation is consistent with and supported by the 2043 General Plan. The Project Site is designated as Commercial under the General Plan. This designation is intended to accommodate neighborhood, community, and regional-serving retail and service uses, including auto-serving and heavy commercial uses.

The proposed annexation is consistent with the General Plan Land Use Element, as three of the parcels are already developed with commercial uses, including an artificial turf retail store, a shed retail store, and an automotive repair business. No residential uses are located within the annexation area, and no additional development is proposed as part of this project.

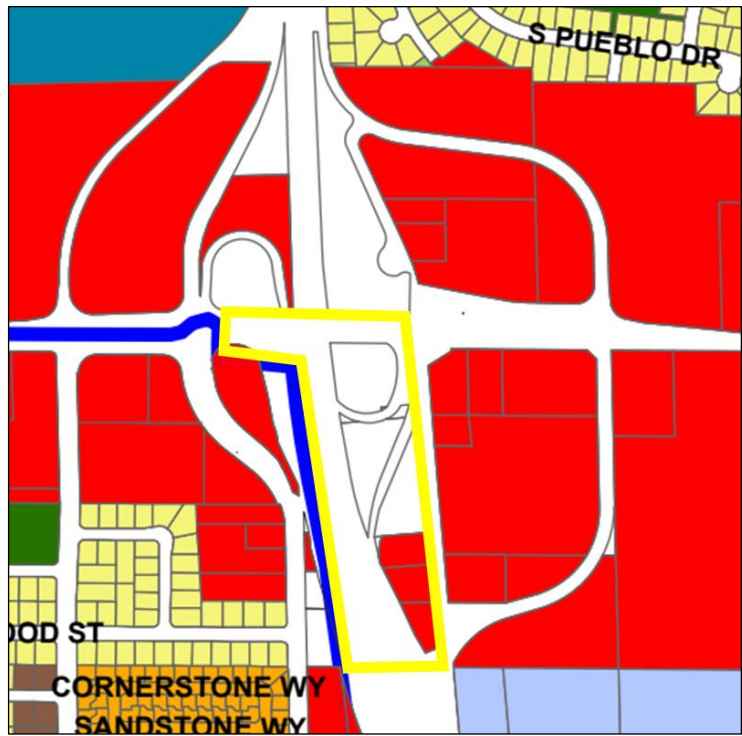


Figure 1.1 | General Plan Land Use Designation

ANNEXATION

The San Joaquin County Local Agency Formation Commission (LAFCo) oversees the annexation process. LAFCo is a regulatory agency with countywide jurisdiction, established by state law, the Cortese Knox Hertzberg Act, to coordinate logical and timely changes to city boundaries, ensure the efficient provision of municipal services, and protect agricultural lands.

Before the City may submit an annexation application to LAFCo, the proposed annexation must be reviewed and approved by the City Council. This review ensures that the annexation is consistent with the General Plan, including land use, density, public services, infrastructure, and fiscal policies. City approval also confirms that essential municipal services such as water, sewer, stormwater, police, fire protection, and parks can be provided to the site without creating a burden on existing residents. Following City approval and application submittal, LAFCo evaluates the proposal for completeness, compliance with State law, and consistency with planned, orderly, and efficient urban growth before scheduling a public hearing for final action.

The proposed annexation is consistent with the objectives of the LAFCo process because it would facilitate the orderly and contiguous expansion of the City's boundaries to the east and north. Essential municipal infrastructure, a 12-inch PVC water main, is located along E

Lathrop Road, running east–west adjacent to the project area. Fire protection in the vicinity is supported by two existing fire hydrants located within approximately 1,200 feet of the nearest building within the annexation area, providing nearby first-response water access. Emergency response services are further supported by City of Manteca Fire Station No. 244, located approximately 1.5 miles from the site, and Lathrop-Manteca Fire District Fire Station 33, located approximately 2 miles from the annexation area. As part of the annexation process, the Project Site would detach from the Lathrop-Manteca Fire Protection District, and fire protection services would thereafter be provided by the City of Manteca Fire Department.

In addition to being consistent with the 2043 General Plan Commercial (C) land use designation, the proposed Annexation and Prezone are consistent with Land Use Policy LU-2.6, as discussed below.

LU-2.6 Evaluate applications for projects that include an annexations [...] based upon the following criteria:

- **The project shall mitigate its impacts through consistency with the General Plan goals and policies and shall provide a positive benefit to Manteca.**

Analysis: The Project Site has a General Plan Land Use designation of Commercial, which is consistent with the current development and use of the property. Commercial development would provide a positive benefit to Manteca through economic development and revenue.

- **The project area is contiguous with city boundaries and provides for logical expansion and development.**

Analysis: The proposed annexation area is situated directly adjacent to the eastern boundary of the existing city limits, thereby maintaining contiguity with the City's incorporated area.

- **The project area creates clear and reasonable boundaries for the City and service providers.**

Analysis: The proposed annexation area is intended to establish contiguous city boundaries and land use designations, thereby facilitating the orderly expansion of municipal services and supporting future development to the east.

- **The project area will be adequately served by municipal services.**

Analysis: No development is proposed as part of this project. As part of the annexation process, a Detachment Agreement would be executed between the City of Manteca and the Lathrop-Manteca Fire Protection District to allow the City to provide fire protection services to the annexed properties. Fire protection in the vicinity is supported by two existing fire hydrants located within approximately 1,200 feet of the nearest building within the annexation area, providing nearby first-response water access. Emergency response services are further supported by Fire Station No. 244, located approximately 1.5 miles from the site, and Lathrop-Manteca Fire District Fire Station 33, located approximately 2 miles from the annexation area. Essential water services exist from a 12-inch PVC water

main and a wastewater treatment line located along E Lathrop Road, running east–west adjacent to the project area.

- **The project area will be adequately served by schools.**

Analysis: The Project Site would not generate a need for school services. Four of the parcels would be located within the Caltrans right-of-way and are owned by the State of California. The remaining three privately owned parcels are currently developed with commercial uses, which would remain unchanged under the proposed project.

- **The project, when reviewed cumulatively with other annexations and projects, provides a long-term fiscal balance for the City and its residents.**

Analysis: The project area is directly adjacent to the City of Manteca boundary. The proposed annexation would facilitate orderly expansion and support future development opportunities to the east. In addition, the annexation may provide for long-term fiscal benefits associated with the potential development of nearby properties.

- **The project is consistent with State law and San Joaquin County Local Agency Formation Commission standards.**

Analysis: The application has been circulated to LAFCo as part of the formal review process. The proposed annexation was reviewed by City staff and external agencies for consistency with the California Subdivision Map Act and LAFCo standards, which include the following Policies and Procedures:

1. *Spheres and Municipal Service Reviews*
2. *Plan for Services*
3. *Contiguity*
4. *Development within Jurisdiction*
5. *Progressive Urban Pattern*
6. *Piecemeal Annexation Prohibited*
7. *Annexations to Eliminate Islands*
8. *Annexations that Create Islands*
9. *Substantially Surrounded*
10. *Definite and Certain Boundaries*
11. *Service Requirements*
12. *Adverse Impact of Annexation on the Other Agencies*
13. *District's Proposal to Provide new, different, or Divestiture of a Particular Function or Class of Services*
14. *Disadvantaged Unincorporated Communities*

The annexation follows proper City procedures, is consistent with the General Plan, and all required actions will be completed by the City Council prior to submitting the annexation application to LAFCo.

- **The project is consistent with the General Plan.**

Analysis: As will be detailed in the General Plan section of this report, the proposed project is consistent with numerous goals and policies of the City of Manteca 2043 General Plan.

- **The project contributes its fair-share to applicable infrastructure and public services needs, including facilities identified in the Regional Transportation Plan, Public Facilities Implementation Plan, and Capital Improvement Program.**

Analysis: A Condition of Approval for future development within the annexation area will entail annexation into a City-wide Community Facilities District (CFD 2022-1). This CFD exists for the purpose of ensuring that new development contributes its fair share towards providing and maintaining public services associated with police protection, fire suppression, and street maintenance services for new developments.

- **The effect of the project on maintaining the physical and economic integrity of agricultural lands and achievement of Resource Conservation and Community Design Elements goals.**

Analysis: Per the State of California Department of Conservation, this land is categorized as "Urban and Built-Up Land". As such, the project is consistent with the City of Manteca General Plan and would not result in the conversion of, or increased impacts to, any agricultural lands.

- **The extent to which the project will assist the City in achieving the adopted fair share of the Regional Housing Needs Assessment as determined by the San Joaquin Council of Governments.**

Analysis: The proposed Project does not include any residential development or residential uses. As such, it would not affect the City's housing supply, needs or related housing goals.

2. ZONING ORDINANCE CONFORMANCE

PREZONE

Pursuant to Government Code Section 65859 and Section 17.10.180 of the Manteca Municipal Code, the City may prezone unincorporated territory to establish the zoning designation that will apply if and when the territory is annexed into the City. Because the Project Site is located outside the current City limits, it does not currently carry a City zoning designation. Therefore, approval of the Prezone is required in conjunction with the proposed annexation request.

The procedures, review, and action for the Prezone are the same as those required for a Zoning Amendment pursuant to Section 17.10.190 of the Zoning Ordinance. The Planning Commission reviews the proposal and makes a recommendation, and the City Council serves as the approving authority. The Prezone designation remains in effect unless modified by the City Council and will be replaced by the corresponding City zoning designation upon the effective date of annexation, as determined through the San Joaquin County LAFCo process.

ZONING

The proposed General Commercial (CG) zoning designation is consistent with the existing development patterns. The existing commercial development, which includes an artificial turf retail store, a shed retail store, and an automotive repair business, is compatible with Highway 99, located immediately to the west of the Project Site.

Based on the information provided in the prior analysis, the General Commercial (CG) zoning district is compatible in terms of permitted uses and development standards and is the appropriate zoning designation for this site. To recommend approval of the Prezone to the City Council, the Planning Commission must make the following findings:

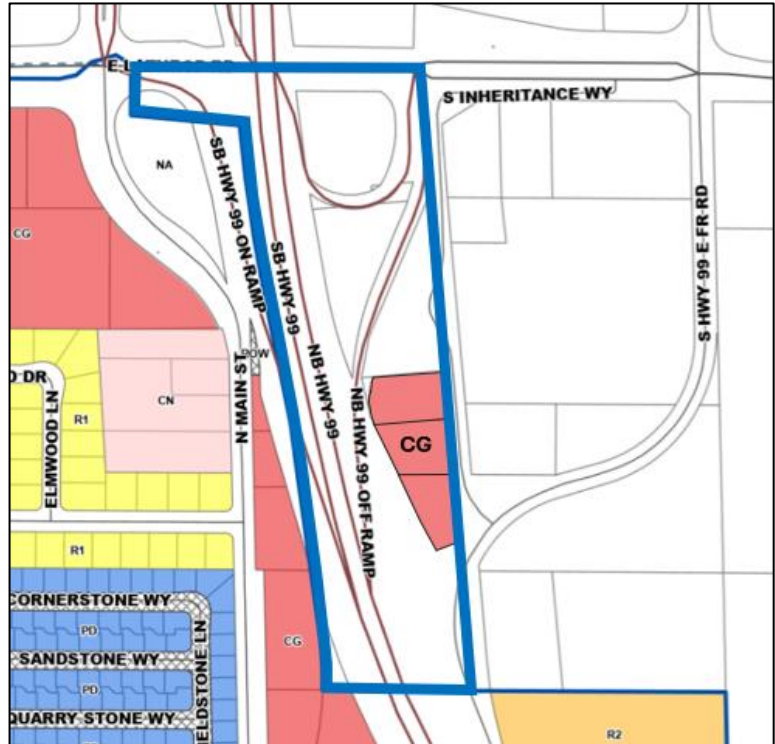


Figure 2.1 | Prezone Map

- 1. The proposed Zoning Amendment (text or map) is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs.**

Analysis: The proposed Prezone designation of General Commercial (CG) is consistent with the General Plan land use designation of Commercial. Pursuant to Section 17.22.020 of the Zoning Ordinance, artificial turf retail and shed retail uses are classified as “building materials store” land uses and are permitted by right. Automotive repair is classified under the “vehicle services – major” land use category, which is permitted subject to approval of a Minor Use Permit. These uses are consistent with the Commercial General Plan land use designation, which is intended to accommodate neighborhood, community, and regional-serving retail and service uses, including auto-serving and heavy commercial uses. Therefore, the Zoning Amendment would be consistent with the development standards and policy framework established by the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Analysis: The proposed Prezone designation would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The existing uses would remain in place, and no additional development is proposed as part of this project.

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

Analysis: Environmental review for the Project has been completed in compliance with the California Environmental Quality Act (CEQA). A Class 19 categorical exemption analysis has been prepared as part of this project and is included as Attachment 7. No impacts have been identified as a result of this project.

4. If a map amendment, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development.

Analysis: The Project Site is physically suitable for development under the proposed General Commercial (CG) zoning designation. The property is generally flat and does not contain physical constraints that would preclude commercial development. Access is available from existing public roadways, utilities are available to serve the site, and the proposed zoning is compatible with adjacent commercial and highway uses. Accordingly, the site is capable of supporting the existing commercial development in a manner consistent with General Commercial (CG) development standards.

5. If a text amendment, the amendment is internally consistent with other applicable provisions of this Zoning Code.

Analysis: This project does not include a text amendment.

3. CLIMATE ACTION PLAN CONFORMANCE

On November 18, 2025, the Manteca City Council approved and adopted an update to the Climate Action Plan in response to the passing of Assembly Bill AB32, Senate Bill SB32, and Executive Order B-55-18. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development, in an effort to meet the State mandate for statewide carbon neutrality by the year 2045.

1. Action TR1.3: Focus on developing destinations and linking existing infrastructure to connect these destinations.

Analysis: The proposed project will expand the boundaries of the City to the east of Highway 99. This will allow future development to connect and expand, thus meeting this action item.

4. ENVIRONMENTAL CLEARANCE

The Project has been cleared from further environmental review pursuant to Section 15319 of the Environmental Quality Act (CEQA) Guidelines. The project is categorically exempt because the Project Site is developed with existing commercial facilities and complies with the City's General Plan land use designation. An analysis memo has been prepared as part of this project and is included as Attachment 5 to this report.

5. CONCLUSION

Based on the facts and findings presented in this staff report, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project. Therefore, staff recommends that the Planning Commission conduct a public hearing and recommend approval of the Project to the City Council.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda and not attached to this Staff Report. All documents are accessible via the link below.

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

Attachment 2 – Annexation and Prezone Resolution
Attachment 3 – Exhibit 'A' – Annexation Map and Legal Description
Attachment 4 – Exhibit 'B' – Prezone Ordinance and Map
Attachment 5 – CEQA Technical Analysis Memorandum
Attachment 6 – Project Presentation

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Approved by: Brad Wungluck, Development Services Director
