



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING THAT CITY COUNCIL APPROVE 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)

FILE NO. TSM 21-24

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing of March 5, 2026, considered a development application for Annexation (ANX 21-25), Prezone (PRZ 21-26), and a Tentative Subdivision Map (TSM 21-14) for the 4-C Ranch Annexation Project (the "Project"), filed by Raymus Homes, Toni Raymus (the "Applicant"); and

WHEREAS, the 19.68±-acre Project Site is located at 9683 East Louise Avenue, in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 208-080-10 (the "Project Site"); and

WHEREAS, the Applicant proposes a Tentative Subdivision Map to subdivide the Project Site into 68 single-family residential lots, including associated open space and public improvements, as shown in the presented plan set dated January 2025; and

WHEREAS, the Project Site will be rezoned into the R-1 (One-Family Dwelling) zone district, which is consistent with the LDR (low-density residential) General Plan land use designation; and

WHEREAS, the Tentative Subdivision Map will meet all the applicable development standards of the subdivision ordinance of the zoning ordinance subject to the conditions of approval, attached hereto as Exhibit 'A'; and

WHEREAS, 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; and

WHEREAS, the Tentative Subdivision Map (TSM 21-24) for the Project entails subdividing the Project Site into 68 single-family residential lots, including associated

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open space and public improvements, on APN 208-080-10, subject to Conditions of Approval, attached hereto as Exhibit 'A', and the Project Plan Set dated January 2025; and

WHEREAS, the Project was evaluated in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

WHEREAS, all necessary findings for approval of the Project are fully set forth in the Staff Report dated March 5, 2026; and

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

WHEREAS, the Planning Commission recognizes that the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and that the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, based upon evidence in the staff report, the Project file, and public testimony, now hereby recommend that the City Council, approve approve 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), based on the following findings:

- 1) Recitals. All the facts set forth in the recitals above are true and correct and establish the factual basis for the Planning Commission's adoption of this Resolution.
- 2) CEQA. The Project was evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and qualifies for a streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024, incorporated herein by reference.

ATTACHMENT

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- 3) Entitlements Approval Findings. All necessary findings to approve 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 have been made as fully set forth in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Recommendation. Based on the foregoing findings, the Planning Commission hereby recommends that the City Council approve TSM 21-24 subject to the Conditions of Approval attached hereto as Exhibit 'A', and the Project Plan Set dated January 2025, incorporated herein by reference.
- 5) Effective Date. Adoption of this Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 5th day of March of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

CHAIR:

ATTEST:

Corey Coleman
Planning Commissioner

Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' – Conditions of Approval