



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA 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) 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 PREZONING 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.

FILE NOS. ANX 25-33, PRZ 25-33

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, considered a development application for Annexation (ANX 25-33) of APNs: 218-020-008, -014, -017, -018, -019, -024, and -025 from the County of San Joaquin into the City of Manteca and Prezone (PRZ 25-33) assigning APNs: 218-020-014, -017, and -025 with a General Commercial (CG) City rezoning designation (the “Project”); filed by the City of Manteca (the “Applicant”); 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) 218-020-008, -014, -017, -018, -019, -024, and -025 (the “Project Site”); and

WHEREAS, the Project includes a Prezone to assign the Project Site’s APNs: 218-020-014, -017, and -025 with a General Commercial (CG) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, the General Commercial (CG) zoning designation is consistent with the Commercial (C) 2043 General Plan land use designation; and

ATTACHMENT 2

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 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, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and 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 ordinance have occurred; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finding as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project has been deemed exempt from further environmental review pursuant to Section 15319 of the Environmental Quality Act (CEQA) Guidelines because the Project Site is developed with existing commercial facilities and complies with the Commercial (C) General Plan land use designation.
3. Findings. All the necessary findings to approve ANX 25-33 for the annexation of APNs: 218-020-008, -014, -017, -018, -019, -024, and -025 and PRZ 25-33 assigning APNs: 218-020-014, -017, and -025 with a General Commercial (CG) City rezoning designation have been made and are fully set forth in the Staff Report dated June 18, 2026, and are incorporated herein by reference.

ATTACHMENT 2

- 4. Commission Recommendation. Given the foregoing, the Planning Commission hereby recommends that the City Council approve ANX 25-33 as presented and attached hereto as Exhibit 'A', and PRZ 25-33 as presented and attached hereto as Exhibit 'B'.
- 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

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 ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

- Exhibit 'A' – Annexation Map and Legal Description
- Exhibit 'B' – Prezone Ordinance and Map