

# ATTACHMENT 1

## RESOLUTION R2026-XXX

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, CORRECTING THE PROJECT CONDITIONS OF APPROVAL ADOPTED WITH THE THREE-YEAR EXTENSION FOR THE APPROVED DUTRA TENTATIVE SUBDIVISION MAP, SDJ-21-57

WHEREAS, the Manteca City Council at their duly noticed public hearing on October 18, 2022, approved an Annexation, Pre-Zoning, and Tentative Subdivision Map for the Dutra Subdivision Project, filed by Michael Kiper with KDH Group, LLC, which was set to expire on October 18, 2024; and

WHEREAS, the Dutra Subdivision Project (project) is a 197-unit, single-family residential subdivision, identified by Assessor's Parcel Numbers (APNs) 226-17-008 (portion), 226-17-012, and 226-17-013; and

WHEREAS, pursuant to California State Assembly Bill No. 2729, in effect January 1, 2025, when said entitlements for housing development projects were issued prior to and in effect on January 1, 2024, and will expire prior to December 31, 2025, an automatic 18-month extension is granted, thus extending the project expiration date to April 18, 2026; and

WHEREAS, the applicant submitted a request on January 6, 2026, for the approved map to be given an extension of the expiration to allow time to properly complete the requirements to subdivide the property; and

WHEREAS, Manteca Municipal Code Section 16.09.070(B)(3) states that the subdivider may request an extension of the expiration date of the approved or conditionally approved tentative map for a period of up to three years, thus giving the map a new expiration date of April 18, 2029; and

WHEREAS, the project was found to be consistent with the overall policies of the Manteca General Plan, Subdivision Map Act findings, and Manteca Municipal Code as described in the City Council Staff Report dated March 17, 2026, and therefore may be extended in conformance with Subdivision Map Act Section 66452.6(a) and Manteca Municipal Code Section 16.09.070(B)(3); and

WHEREAS, the City Council at their duly noticed public hearing on March 17, 2026, approved the three-year extension to the Dutra Subdivision Tentative Subdivision Map, subject to Conditions of Approval which were identified as Exhibit "B" of the project documents, and passed Resolution R2026-39 memorializing the action; and

WHEREAS, it was discovered after the approval of the three-year extension that an erroneous draft of project Conditions of Approval was inadvertently attached as Exhibit "B"

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and cited in the project approval documents, including City Council Resolution R2026-39; and

WHEREAS, the original project Conditions of Approval for Tentative Subdivision Map SDJ-21-57, as approved on October 18, 2022, are still appropriate for the project, modified only in regards to the updated entitlement expiration date of April 18, 2029; and

WHEREAS, no other project modifications are required or sought at this time; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

- 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
- 2. Based on the foregoing, the City Council hereby approves the correction of the Conditions of Approval attached to the three-year Tentative Subdivision Map Extension for the Dutra Subdivision approved on March 17, 2026, replacing the prior conditions of approval with the set provided in the staff report as Attachment 2 – Conditions of Approval (Corrected), and incorporated herein by reference.
- 3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 21st day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: \_\_\_\_\_  
GARY SINGH  
Mayor

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ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
City Clerk