



Union Ranch North Annexation Project

File Nos. ANX 21-034, GPA 25-01, PRZ 21-035, SDJ 20-142 DAA 25-01

April 15, 2025
City of Manteca City Council Public Hearing

Project Components

1. Reorganization of Boundaries

- Annexation
- Pre-zone

2. Project Specific Area

- General Plan Amendment
- Tentative Subdivision Map
- Development Agreement

3. CEQA Determination

- Certification of a Final Environmental Impact Report, MMRP, and Statement of Overriding Considerations



Background

- **Original Submittal – November of 2020**
- **Revised Project Area**
 - No longer includes Stagecoach
- **Scheduled Public Hearing in May of 2024**
- **Revised Annexation Area in March of 2025**
 - No longer includes parcels west of Union Rd.



Annexation Map



Annexation Area: 123.30 acres

Non-Development Area: 20.41 acres

Development Area: 102 acres

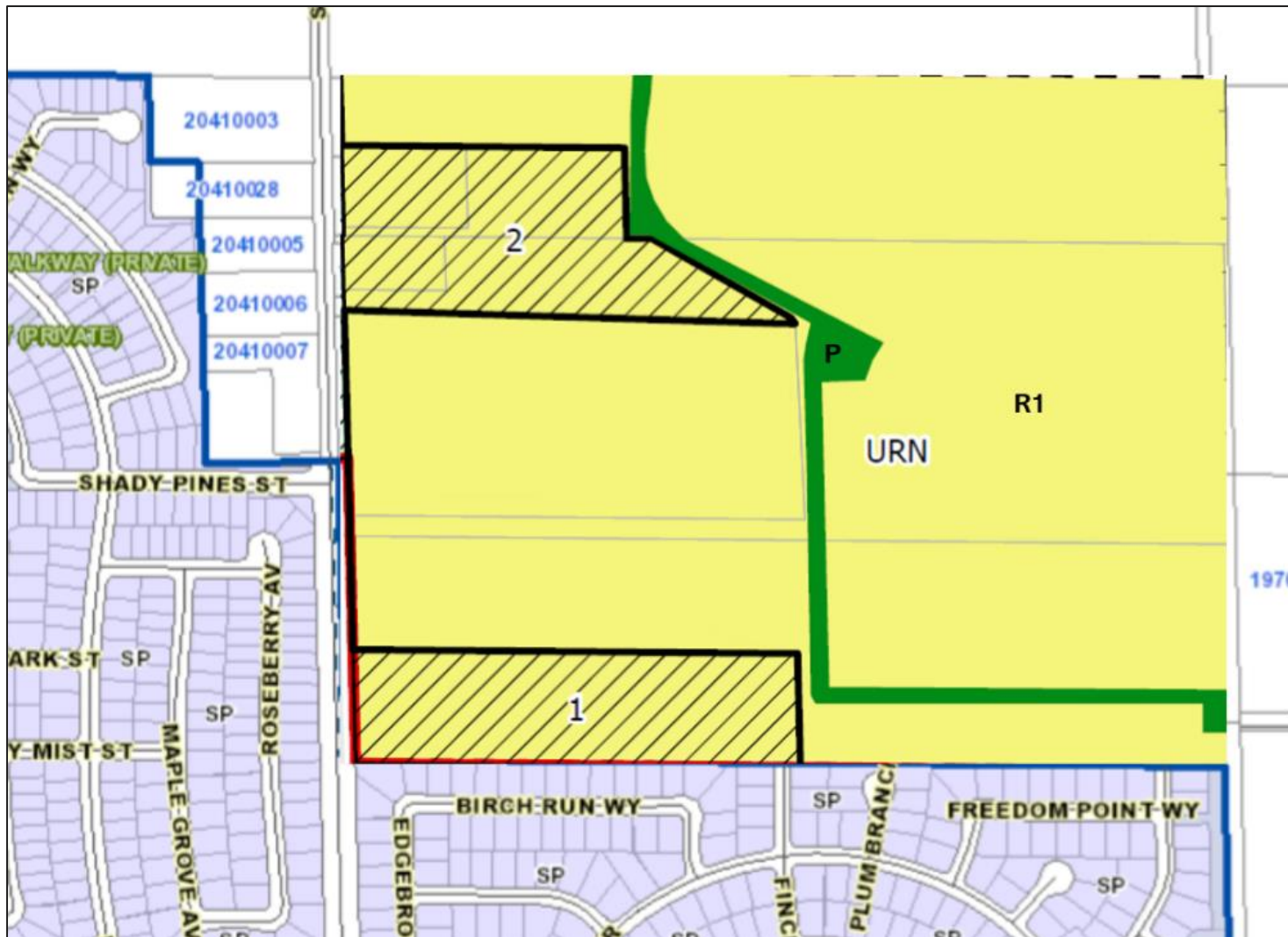
**Area Total = 11 Parcels + 1,160 (±) L.F.
segment of Union Rd.**

Cortese-Knox-Hertzberg Act
2043 General Plan Goals &
Policies

MMC 17.10.180 Pre-zoning



Pre-Zoning Map



Area	APNs	Pre-zoning
Development Area:	197-020-21 197-020-22 197-020-23 197-020-41 197-020-46 197-020-47	One-Family Dwelling (R-1) & Park (P) (Trail area)
Non-Development Area 1 & 2:	197-020-20 197-020-29 197-020-30 197-020-35 197-020-36	One-Family Dwelling (R-1)

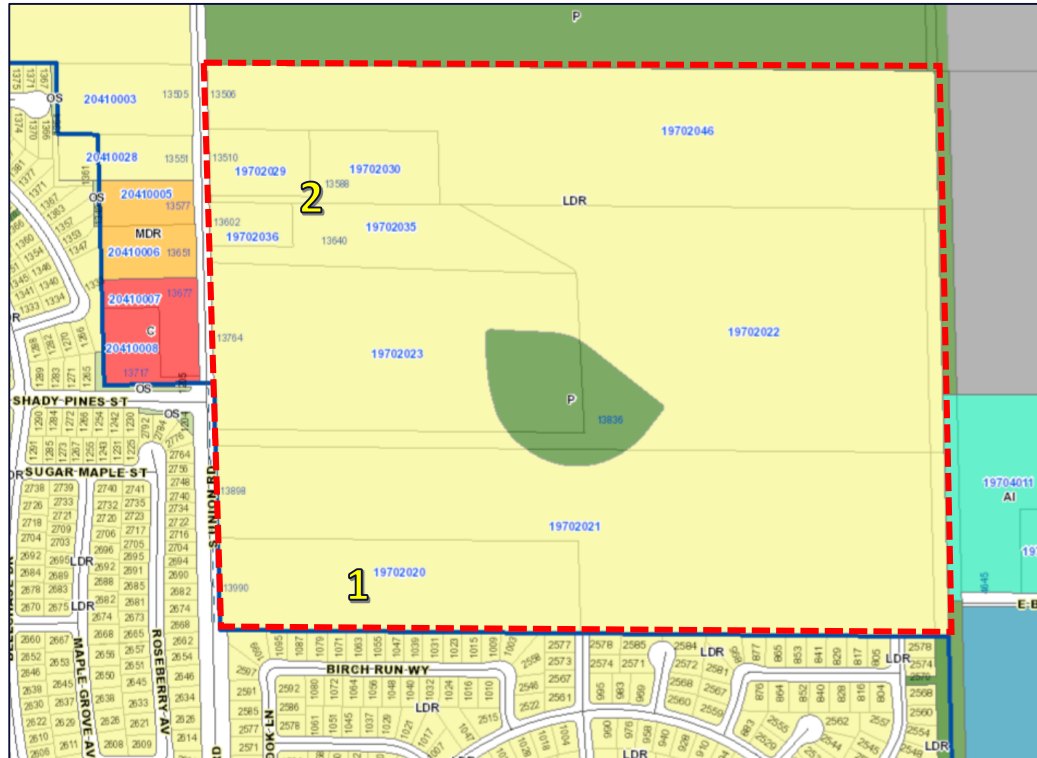
MMC 17.10.180 Pre-zoning

MMC 17.10.190 Ordinance Requirement

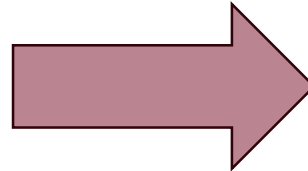


General Plan Amendment

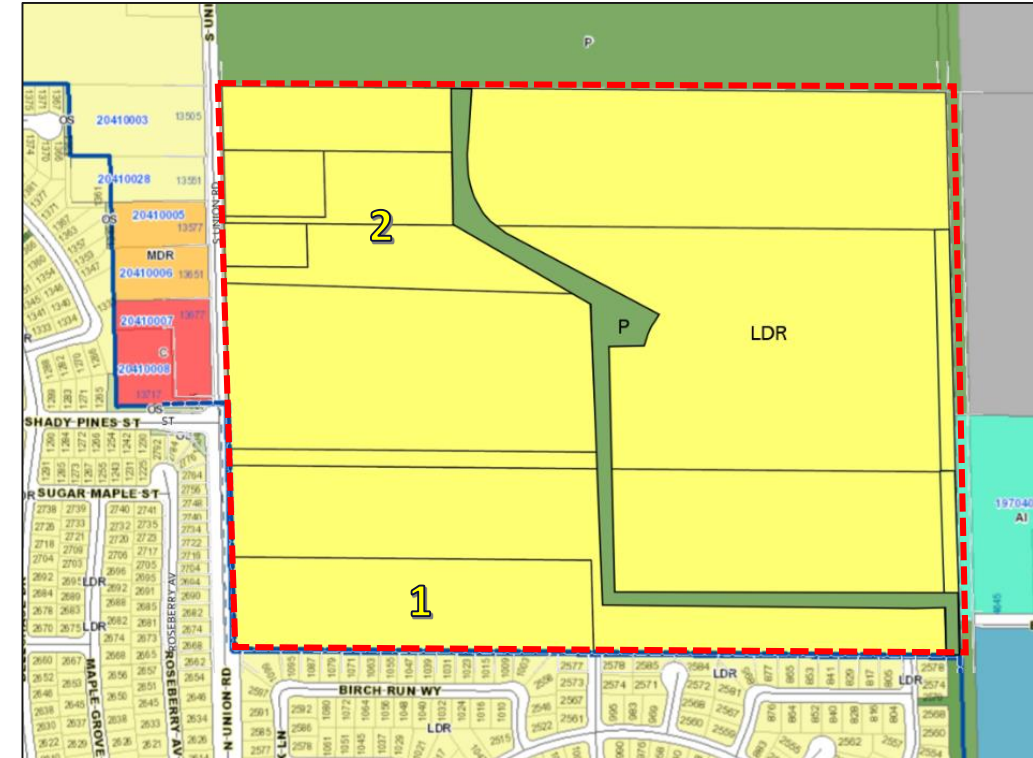
Current General Plan Land Use



Land Use
Reconfiguration



Proposed General Plan Land Use



MMC 17.10.200 General Plan Amendment
2043 General Plan Goals & Policies



Existing Conditions

Non-Development Area:

- Farmland w/existing homes & outbuildings
- Remain as Existing Non-conforming

Development Area:

- Farmland w/existing homes & outbuildings

Surrounding Area:

- North: Agricultural
- East: Agriculture / Rural Residential
- South: Single-Family Residential
- West: Single-Family Residential / Rural Residential



Tentative Subdivision Map

- **TSM Area:** 101.97 Acres
- **Number of Lots:** 455
- **Phasing:** 8
- **Open Space:** 0.55-acre pocket park, 4.75-acres / 0.65 linear mile path
- **Temp. Basin:** 4.75-acre basin
- **Lot Dimensions:** 50'x80', 50'x105', & 70'x110'
- **Density:** 4.5 U/A

MMC 16.09.030 Review & Approval of TSM Subdivision Map Act



Tentative Subdivision Map

Key Development Components & Conditions of Approval:

- Acquisition of Union Rd. right of way for 2-lane bi-directional improvements w/bike lanes
- Complete Union Rd. improvements before the issuance of the first building permit
- Provide a connection to Brunswick Rd.
- Annex the project area into the City's Community Facilities Districts
- Install a CMU perimeter wall
- Adhere to specifications for the temporary basin
- Right to Farm covenant



Development Agreement

Purpose:

- Provides the Developer with a certainty and commitment to make best use of resources, invest in the community, and provide consumers with a lower-cost.
- Provides the Developer assurance that the project will be allowed to proceed under the rules, regulations, and conditions in place at the time of project approval.
- Provides the City with a financial tool to project public facility improvements.

Findings:

1. The DA is consistent with City goals and policies and the General Plan.
2. The DA is compatible and in conformity with public convenience, general welfare, and good land use & zoning practices.
3. The DA will not be a detriment to health, safety, and general welfare of the City.
4. The DA will not adversely affect the orderly development of property or the preservation of property value.



Development Agreement

DA Terms:

- 15-year term; w/a 5-year extension
- Subject to an annual review
- Community Benefit Contributions of \$11.1 million / \$24,550 per unit
- Funds will support parkland acquisition, City infrastructure improvements, a new fire truck, an affordable housing program, solid waste programs, a new Public Safety Headquarters, and EV charging stations on the City campus for the City's EV fleet
- Fees are collected at Building Permit Issuance

Why is a DA necessary?: The City is growing rapidly, it's challenged with remaining sustainable and keeping up with the needs and demands of the community.



Future Community Park

***NOT A COMPONENT OF THE PROJECT**

Park Area: City is exploring parkland acquisition options in proximity to the Project.

Purpose: buffer, broaden amenity opportunities, serve future tertiary developments, etc.



Environmental Determination

Notice of Preparation circulated on November 28, 2023, for 30 days

Draft EIR circulated from March 1, 2024, to April 15, 2024 (45 Days)

- One comment letter was received and responded to in the FEIR

Draft EIR Changes

- Minor changes did not require re-circulation of the DEIR

FEIR indicates that there are several significant and unavoidable environmental impacts produced by the project

- Mitigation Monitoring & Reporting Program
- Findings of Overriding Considerations



Planning Commission

March 20, 2025, Planning Commission Meeting

Resolution No: 2025-02 - A Resolution recommending that City Council make the necessary findings and certify the Union Ranch North Final EIR (SCH # 2023110668) and adopt a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Union Ranch North Annexation Project; and

Resolution No. 2025-03 - A Resolution recommending that City Council initiate annexation proceedings for 11 parcels including a segment of Union Road encompassing approximately 123.30 acres and adopt an Ordinance to pre-zone the 11 parcels for the Union Ranch North Annexation Project (**amended analysis**); and

Resolution No. 2025-04 - A Resolution recommending that City Council approve General Plan Amendment 25-01, Tentative Subdivision Map 20-142, and adopt an Ordinance for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNs: 197-020-21, -22, -23, -41, -46, and -47 (**amended COAs and Development Agreement**).

MMC 17.08.060 Approving Authority



Comment Letters

Staff received 2 comment letters leading up to the Planning Commission Public Hearing.

March 18, 2025

To: City of Manteca Planning Commission Members;
Jesus R. Orozco, Development Services Department

From: Mick Founts, Kristin Founts, Jerry Davis, Kristi Davis, Nicholas Davis, Laura Dasilva, Gerry Latasa, Deborah Latasa, Ernie Cerda, Ruth (Somera) Cerda, Michael Somera, Melissa Sandoval-Somera, Javier Cerda, Brian Bergerson, Larissa Founts-Bergerson, Janeen Nowak, Jay Pimentel, Annette Lizarraga, Laura Tripp.

This letter of concern is written on behalf of the nine property owners who are significantly impacted by the City of Manteca's proposed actions regarding what was the Union Ranch North housing development. We have submitted several prior letters of concern to the Planning Commission, most recently on January 31, 2024 and February 21, 2024, (copies attached). We are aware of the fact that there have been several City of Manteca personnel changes, as well as significant changes to the City of Manteca Planning Commission. For these reasons, we believe that there is a need to briefly summarize a chronology of our "path" leading to where we are today.

Brief and Annotated Chronology:

We first began this journey when Developers Toni Raymus and Bill Filios met with one of our group members in 2021. From that date on, either Toni, Bill, or their "leads" Ryan Gerding and/or Demetri Filios met with our group each month, if not more frequently, up until the Indelicato Issue occurred. These developers heard our concerns, developed strategies to deal with those concerns, met with individual property owners, and came to what we all believed would be an agreement to successfully deal with the annexation issue, road development, current rights continuing. This ended when the Raymus/Filios housing development was forced to change into a Regional Park and Warehouse Development; however, the Raymus/Filios group has continued to communicate with us weekly. We appreciate this assistance.

Our group was then connected to the Union North Developers represented by Ron Cheek, and the Heritage Developers represented by Trevor Smith. We have been in discussions, problem solving, and most recently a scaffolding of a Development Agreement to deal with our group's issues that originate from our 2021 discussions... four (4) years of discussions, coupled with unforeseen issues. We have been making progress.

HERUM | CRABTREE | SUNTAG
ATTORNEYS

March 18, 2025

BY ELECTRONIC-MAIL

Ms. Celeste Fiore, Chairperson of Manteca Planning Commission and Honorable Members of the Manteca Planning Commission
City Hall
1001 West Center Street
Manteca, California 95337
ksmith@manteca.gov

Re: Union Ranch Project
ANX 21-034, PRZ 21-035, SDJ 20-142, GPA 25-01, DAA 25-01

Dear Chairperson Fiore and Members of the Manteca Planning Commission:

This office represents Delicato Family Vineyards (Delicato). Delicato owns and operates one of the five largest wineries in the United States and employs over 850 people. The main operation is located in the Manteca area providing important family wage jobs to numerous Manteca residents and contributing substantially to the local economy by buying goods and services from local businesses and professional companies. Delicato's direct and indirect impact to Manteca's economy is substantial.

Accordingly, Delicato holds a vital and substantial interest in working collaboratively with the City of Manteca to make sure development decisions achieve Manteca's objectives for a vibrant jobs/housing balance and sustainable growth without unjustly damaging Delicato's operation or otherwise impairing its ability to continue to operate the winery.

To attain a vibrant jobs/housing balance it is vital for planning and development decisions to protect significant job creating businesses such as the Delicato winery. Delicato provides the following comments about the Union Ranch project.¹

1. Inadequate Treatment and Mitigation of Traffic Impacts.
Manteca continues approving massive residential projects without sufficient traffic mitigation measures. Current mitigation measures are insufficient in at least two major ways. First, insufficient funds are collected from residential projects to fund roadway improvements designed to lessen impacts caused by introducing significant traffic increases to already congested streets. Second, deferred timing of paying traffic circulation improvement funds prevents the City from

¹ In addition, Delicato incorporates by this reference as though set forth in full the October 14, 2022 comment letter concerning the Union Ranch project, except for sections IV and VII of the letter, that was submitted to Lea C. Simivoulakis, Planning Manager.

² A multitude of air quality studies find that vehicle idling at intersections exacerbates significant air pollution problems. This impact was omitted from the EIR's air pollution analysis. Nor were air pollution impacts "correlated" to incidents of health problems in a manner explained in state Supreme and appellate court opinions that Delicato

Recommendation

Staff recommends City Council conduct a public hearing and take the following actions:

1. Adopt a Resolution making the necessary findings and certify the Union Ranch North Final EIR (SCH # 2023110668), adopt a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Union Ranch North Annexation Project; and
2. Adopt a Resolution authorizing the submission of an application to the San Joaquin County LAFCo for the annexation of the Union Ranch North Annexation Project consisting of eleven (11) parcels including a segment of Union Road encompassing approximately 123.30 acres; and
3. Waive the first reading and introduce by title an Ordinance to pre-zone APNs 197-020-21, -22, -23, -41, -46, and -47, to the One-Family Dwelling (R-1) and Park (P) zoning districts and pre-zone APNs: 197-020-20, -29, -30, -35, and -36, to the One-Family Dwelling (R-1) zone district, located within the Union Ranch North Annexation Project; and



Recommendation

4. Adopt a Resolution approving General Plan Amendment (GPA) 25-01 and Tentative Subdivision Map (SDJ) 20-142, for the Union Ranch North Annexation Project Parcels APNs: 197-020-21, -22, -23, -41, -46, and -47; and
5. Waive the first reading and introduce by title an Ordinance for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNs: 197-020-21, -22, -23, -41, -46, and -47.





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER