

ORDINANCE O2025\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
MANTECA APPROVING THE DEVELOPMENT  
AGREEMENT BETWEEN THE CITY OF MANTECA AND  
PILLSBURY ROAD PARTNERS, LLC FOR THE  
DEVELOPMENT KNOWN AS THE UNION RANCH NORTH  
ANNEXATION PROJECT

WHEREAS, The City of Manteca and Pillsbury Road Partners LLC, desire to enter into a development agreement (the "Development Agreement " herein attached to this ordinance as Exhibit A titled DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MANTECA AND PILLSBURY ROAD PARTNERS, LLC; and

WHEREAS, the Manteca City Council at their public hearing of April 15, 2025, considered the Development Agreement for the Union Ranch North Annexation Project ("the Project"), filed by Albert Boyce with Pillsbury Road Partners, LLC; and

WHEREAS, the overall Project includes an Annexation, General Plan Amendment, Pre-zoning, Development Agreement, and Tentative Subdivision Map for a 455-unit single-family residential subdivision; and

WHEREAS, the General Plan Amendment, Tentative Subdivision Map, and Development Agreement includes a Development Area made up of APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47; and

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of March 20, 2025, adopted Resolution 2025-04, in a 5-0 vote recommending that the City Council approve the Tentative Subdivision Map (SDJ 20-142), General Plan Amendment (GPA 25-01), and Development Agreement (DAA 25-01) for the Project; and

WHEREAS the designated approving authority for Development Agreements is the City Council, and the Planning Commission is only the recommending body, and the City Council may, at their discretion approve or deny the project; and

WHEREAS, a Final EIR (SCH# 2023110668) that includes a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations was prepared for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 *et. seq.*), and CEQA Guidelines (14 Cal. Code Regs. § 15000, *et. seq.*); and

WHEREAS, Section 65867.5(b) of the State Government Code states that "a development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the General Plan and any applicable specific plan"; and,

WHEREAS, the Development Agreement is consistent with the General Plan of the City of Manteca and complies with its objectives and requirements as noted in the staff report dated March 20, 2025; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including supporting reports by City Staff and public comment and on May 6, 2025 the City Council adopted this Ordinance approving Development Agreement 25-01 for the Union Ranch North Annexation Project.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

**SECTION 1: Findings.** The City Council hereby adopts, as its own, the findings required to approve Development Agreement 25-01, made up of APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47.

**SECTION 2: CEQA.** The City Council adopted a resolution making the necessary findings and certify the Union Ranch North Project Environmental Impact Report (SCH # 2023110668), a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations prepared for the North Union Ranch Annexation Project encompassing an application for an Annexation, Pre-zone, General Plan Amendment, Tentative Subdivision Map, and Development Agreement.

**SECTION 3: Amendment.** The City Council hereby approves the Development Agreement attached hereto as **Exhibit 'A'** and authorizes the Mayor to execute the Development Agreement on behalf of the City. The City Council further directs the City Manager, or her designee, to file and post with the County Clerk, pursuant to CEQA, a Notice of Determination regarding the action taken by this Ordinance.

**SECTION 4: Severability.** If any section, sub-section, subdivision, paragraph, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**SECTION 5. Publication.** This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

**SECTION 6: Effective Date.** This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

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

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN } SS:  
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 2025, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

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

Exhibits

Exhibit ‘A’: Development Agreement with Exhibits