



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: March 5, 2026

PROJECT NAME: 4-C Annexation Project

PROJECT LOCATION: 9683 E. Louise Ave, APN: 208-080-10

APPLICATION NUMBERS: ANX 21-25, PRZ 21-26 & TSM 21-24

RECOMMENDATION:

Planning Commission conduct a public hearing and consider the following:

1. Adopt a Resolution recommending that the City Council find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings of the Project Site (APN 208-080-10), and approve Prezone (PRZ 21-26) assigning an R-1 (One-Family Dwelling) City zoning designation to the Project Site 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 4-C Ranch Annexation Project; and
2. Adopt a Resolution recommending that the 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).

PROJECT INFORMATION	
APPLICANT	Toni Raymus, Raymus Homes
PROPERTY OWNER	Pauline Consoli Declaration of Trust Attn: Carolee Barritt
GENERAL PLAN DESIGNATION	Low-Density Residential (LDR)
ZONING DESIGNATION	No City Zoning District Designations County Zoning: AU-20 : Agriculture-Urban Reserve
PROPOSED PRE-ZONING	R-1 One Family Dwelling
EXISTING USE	Agriculture and row crops with one single-family home
PROPOSED USE	Single-Family Residential
PARCEL SIZE	19.68± acres
ADJACENT USES	North: Agricultural uses South: Single-Family Residential East: Agricultural uses West: Single-Family Residential
CEQA DETERMINATION	Sec. 15183 General Plan Consistency

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
6th Cycle Housing Element
MMC 2.28 Recreation and Parks Commission
MMC 16.09 Tentative Subdivision Maps
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.08.120 Time Limits and Extensions
MMC 17.10.180 Prezone
MMC 17.20.020 Zoning Districts
MMC 17.22.020 Allowed Land Uses and Requirements
MMC Chapter 17.58 Performance Standards
CEQA Guidelines, Article 12, § 15183

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action

No prior actions have been taken, and there are no other known applications for entitlement on this property.

Project Review

The Project was referred to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies that reviewed the Project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

<u>Internal Departments</u>	<u>External Agencies</u>
Development Services - Building Safety	Airport Land Use Commission
City Manager	CA Justice/Env. Section
Economic Development	CA Dept. of Conservation
Engineering	CA Dept. of Fish and Game
Fire Department -Fire Marshal	Caltrans District 10
GIS	City of Lathrop
Police Department	Frontier
Public Works – Parks Division	Manteca Unified School District
Public Works – Solid Waste	Native American Heritage Commission
Public Works – Transit Division	PG&E
Public Works – Wastewater Division	San Joaquin Bike Coalition
Public Works – Water Division	SJCOG
	SJ County CDD
	SJ County Environ Health
	SJ County LAFCo
	SJ County Habitat Conservation
	SJ County Public Works
	SJ Mosquito & Vector Control
	SJVAPCD (Air District)
	South San Joaquin Irrigation District
	U.S. Dept. of Fish and Wildlife Services
	U.S. Post Office

PROJECT DESCRIPTION

The proposed Project entails an annexation of approximately 19.68 acres of unincorporated land in San Joaquin County into the City of Manteca. The applicant is requesting pre-zoning of the entire 19.68 acres to R-1, Low-Density Residential. The project also includes a Tentative Subdivision Map dividing the site into 68 single-family residential lots and one 2.09-acre basin park. Lot sizes are proposed to range from 6,233 square feet to 14,537 square feet.

ATTACHMENT 1

The subdivision will include internal streets that will connect to existing streets at Cork Oak Lane and Black Pine Way. Water, sewer, stormwater, and dry utilities will be extended or installed to serve all lots, and a 2.09-acre basin park is proposed to provide stormwater detention. All proposed lots are intended for single-family detached residential use.

PROJECT LOCATION & SITE CONDITIONS

Location

The project site is located in unincorporated San Joaquin County, northeast of the City of Manteca, along East Louise Avenue. The site encompasses approximately 19.68 acres (APN 208-080-100) and is situated immediately north and east of the existing City limits. The property is bounded by Cork Oak Lane and Black Pine Way to the west and East Louise Avenue to the south. Notable nearby developments include the Diamond Oaks residential subdivision to the west, as well as scattered agricultural and residential uses to the north, south, and east. Figure 1 identifies the annexation boundary.

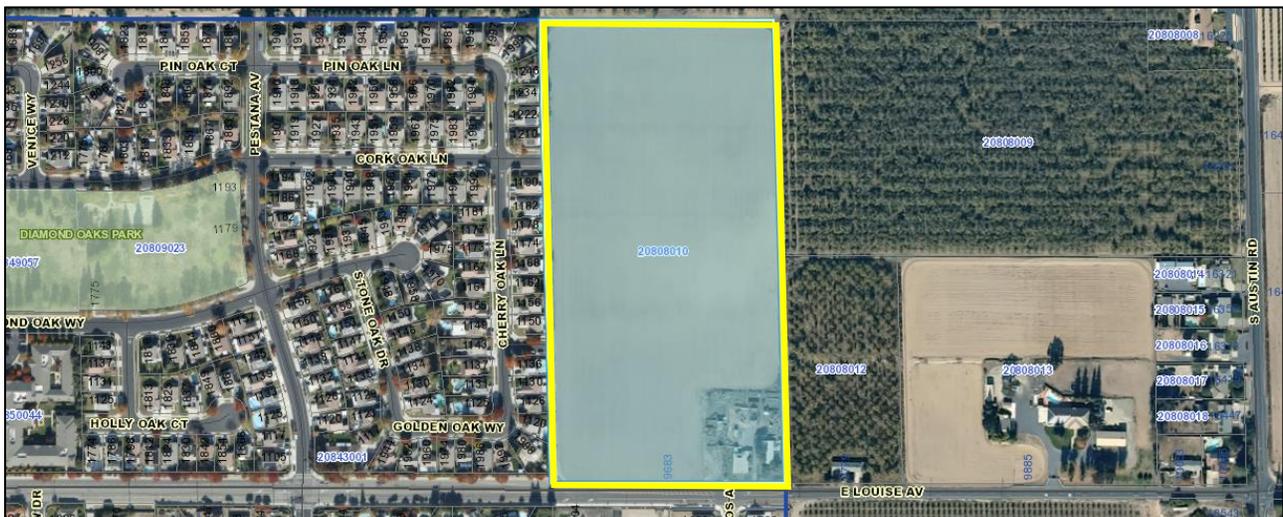


Figure 1: Annexation Boundary

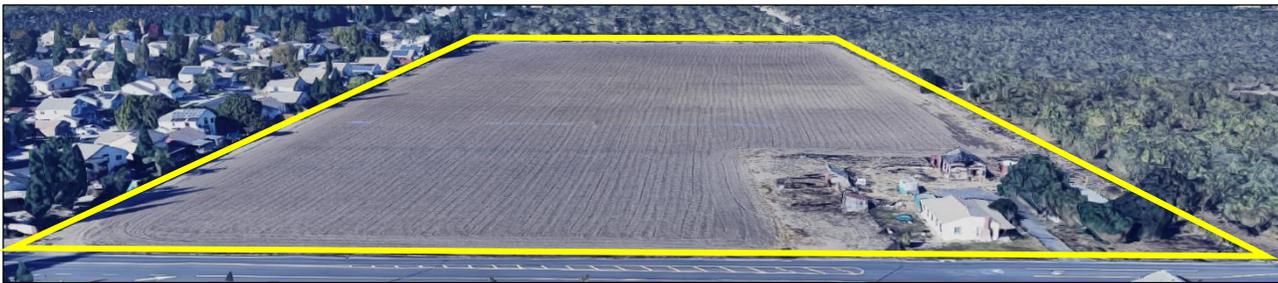
Site Conditions

The project site is generally flat and has historically been used for agriculture, including orchards and row crops. Existing improvements include a single-family home built in 1943 and several outbuildings, all located in the southeast corner of the property, which are proposed to be demolished to accommodate the new development. The site contains various irrigation facilities and minor agricultural irrigation ditches that support the current farming operations. For the proposed development, the site will be graded to align with the existing fence lines of adjoining properties, ensuring a smooth transition to surrounding land uses. Existing infrastructure along East Louise Avenue, as well as stubs from the adjacent Diamond Oaks Subdivision, provide access to water, sewer, and stormwater services.

Figure 2: Existing Conditions – Street View



Figure 3: Existing Conditions – Aerial View



ANNEXATION

The San Joaquin County Local Agency Formation Commission (LAFCo) oversees the annexation process. LAFCo is a regulatory agency with countywide jurisdiction, established by state law, the Cortese Knox Hertzberg Act, to coordinate logical and timely changes to city boundaries, ensure the efficient provision of municipal services, and protect agricultural lands. When an applicant requests annexation, they are asking the City to submit an application to LAFCo for approval.

Before the City can submit an annexation application to LAFCo, the proposed annexation must be reviewed and approved by the City Council. This review ensures that the annexation is consistent with the General Plan, including land use, density, public services, infrastructure, and fiscal policies. City approval also confirms that essential municipal services such as water, sewer, stormwater, police, fire protection, and parks can be provided to the site without creating a burden on existing residents. Once the City



ANNEXATION MAP

approves the annexation and submits the application, LAFCo evaluates the proposal for completeness, compliance with State law, and consistency with planned, orderly, and efficient urban growth before scheduling a public hearing for final action.

This proposed 4-C Ranch annexation aligns with the overall LAFCo process by demonstrating that the site is contiguous to existing city limits, can be served with municipal services, and is consistent with the General Plan. City approval of the annexation allows the application to move forward to LAFCo, where it will be reviewed and considered for final action in accordance with State law and established policies.

GENERAL PLAN CONFORMANCE

Before the City considers initiating annexation proceedings on behalf of the Applicant, the City must ensure that the proposed annexation is consistent with and supported by the 2043 General Plan. The Project Site is designated Low-Density Residential (LDR) under the General Plan (Figure 4), and the proposed subdivision must comply with the applicable land use policies and development standards associated with that designation.

The LDR land use designation establishes a density range of 2.1 to 8.0 dwelling units per acre. The proposed Tentative Subdivision Map includes 68 single-family residential lots on approximately 19.68± acres, resulting in a gross density of approximately 3.35 dwelling units per acre. When excluding the 2.09±-acre basin and upland park area, the net residential acreage yields an approximate density of 3.75 dwelling units per acre. Both calculations fall within the allowable density range for the LDR designation.

The General Plan allows flexibility within the LDR designation to accommodate a range of single-family residential lot sizes and configurations. The proposed subdivision includes lots ranging from approximately 6,233 square feet to 14,537 square feet, which is consistent with conventional detached single-family development anticipated under the LDR designation. The inclusion of a 2.09±-acre basin and upland park area provides on-site open space and storm drainage infrastructure consistent with City standards.

In addition to conforming to the Low-Density Residential (LDR) General Plan land use designation, the annexation, prezone, and subdivision are consistent with Land Use Policy LU-2.6 and General Services Policy CF-1.2.



Figure 4: Existing Land Use Designation

LU-2.6 Evaluate applications for projects that include an annexations [...] based upon the following criteria:

- **The project shall mitigate its impacts through consistency with the General Plan goals and polices and shall provide a positive benefit to Manteca.**

Analysis: The General Plan Land Use Designation for this property is Low-Density Residential (LDR), which is the proposed use. As elaborated in the General Plan Consistency section of this report, the Project is consistent with numerous General Plan policies. Additionally, this annexation is subject to the recently approved 60/40 tax-sharing agreement with San Joaquin County, providing 40% of the property tax from the 68 proposed residential units to the City of Manteca, yielding a long-term fiscal benefit.

- **The project area is contiguous with city boundaries and provides for logical expansion and development.**

Analysis: The proposed annexation area is immediately north and east of existing City limit lines. The expansion is logical, as the City has largely built out the Planning Area south of SR120, and new development opportunities are occurring to the north and east.

- **The project area creates clear and reasonable boundaries for the City and service providers.**

Analysis: Approval would eliminate a “notch” in the City’s northeastern boundary, creating a more sensible, direct city limit at that location (See Figure 1: Annexation Boundary).

- **The project area will be adequately served by municipal services.**

Analysis: Water and stormwater lines are located on the Louise Avenue frontage and just outside the western property boundary in the Diamond Oaks Subdivision at the eastern terminus of Cork Oak Lane and Black Pine Way. Wastewater lines are available along Louise Avenue and slightly west in the Diamond Oaks Subdivision on Cherry Oak Lane.

- **The project area will be adequately served by schools.**

Analysis: A letter from the Manteca Unified School District, dated December 10, 2024, confirmed that this site will be served by New Haven Elementary School and East Union High School.

- **The project, when reviewed cumulatively with other annexations and projects, provides a long-term fiscal balance for the City and its residents.**

Analysis: The City and County recently agreed upon a new tax-sharing agreement with San Joaquin County, which has yielded a 60/40 split between the City and County, putting the City in a far better fiscal situation than the previous 90/10 agreement. As the 68 proposed units for this project appreciate in value, they will continue to generate a stable stream of tax revenue for the City.

A Fiscal Impact Analysis (FIA) was submitted by the applicant and was reviewed and accepted by City Staff. The FIA shows a positive net surplus for the City after covering all additional public service costs linked to the Project, which will be funded by new public revenues generated from the development and activity of the Project, including fiscal mitigation payments made by the Project (CFD 2022-1). Chapter 5 of the FIA outlines the

ATTACHMENT 1

fiscal mitigations, which include contributions towards public safety, street maintenance, parks and recreation landscape maintenance, and infrastructure improvements, through the annexation into CFD 2022-1, all of which support the positive fiscal outcomes.

- **The project is consistent with State law and San Joaquin County Local Agency Formation Commission standards.**

Analysis: The application has been circulated to LAFCo as a part of the formal review process. The proposed annexation was reviewed by City staff and external agencies for consistency with the California Subdivision Map Act and LAFCo standards, which include the following Policies and Procedures:

- 1. Spheres and Municipal Service Reviews*
- 2. Plan for Services*
- 3. Contiguity*
- 4. Development within Jurisdiction*
- 5. Progressive Urban Pattern*
- 6. Piecemeal Annexation Prohibited*
- 7. Annexations to Eliminate Islands*
- 8. Annexations that Create Islands*
- 9. Substantially Surrounded*
- 10. Definite and Certain Boundaries*
- 11. Service Requirements*
- 12. Adverse Impact of Annexation on the Other Agencies*
- 13. District's Proposal to Provide new, different, or Divestiture of a Particular Function or Class of Services*
- 14. Disadvantaged Unincorporated Communities*

The annexation follows proper City procedures, is consistent with the General Plan, and all required actions will be completed by the City Council prior to submitting the annexation application to LAFCo.

- **The project is consistent with the General Plan.**

Analysis: As will be detailed in the General Plan section of this report, the proposed project is consistent with numerous goals and policies of the City of Manteca 2043 General Plan.

- **The project contributes its fair-share to applicable infrastructure and public services needs, including facilities identified in the Regional Transportation Plan, Public Facilities Implementation Plan, and Capital Improvement Program.**

Analysis: A Condition of Approval for this project is the annexation into a City-wide Community Facilities District (CFD 2022-1) prior to issuance of the first building permit. This CFD exists for the purpose of providing and maintaining public services associated

ATTACHMENT 1

with police protection, fire suppression, and street maintenance services for new developments.

- **The effect of the project on maintaining the physical and economic integrity of agricultural lands and achievement of Resource Conservation and Community Design Elements goals.**

Analysis: Per the State of California Department of Conservation, this land is categorized mostly as "Farmland of Statewide Significance". The portion with the home and outbuildings is categorized as "Urban and Built-Up Land". Implementation of the proposed Project would introduce new residential uses to the Project site and would be consistent with the surrounding uses anticipated for the Project site by the Manteca General Plan and analyzed in Chapter 3.2 of the General Plan EIR (City of Manteca General Plan Draft EIR, pages 3.2-10 through 3.2-17). As such, the proposed Project is consistent with the adopted vision and uses identified within the General Plan and would not result in any new or increased impacts beyond those that were evaluated in the General Plan EIR.

Additionally, the Project, as proposed, is consistent with the following Resource Conservation and Design Elements goals:

- *Goal CD-2 - Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.*
 - *The map is for a 68-unit single-family subdivision. All areas of the Project include city-standard sidewalks, and the Project also includes a 2.09± acre basin park. The street alignments connect directly to the Diamond Oaks subdivision to the west and E Louise Avenue to the south, while also providing stub streets for connection to future growth to the east.*
 - *Goal RC-6 - Provide and preserve a network of diverse, safe, and accessible open spaces.*
 - *The basin park provided on the eastern side of the Project is readily accessible via the sidewalk system provided. The park includes 1.03± acres of upland, bordered on three sides by sidewalks.*
- **The extent to which the project will assist the City in achieving the adopted fair share of the Regional Housing Needs Assessment as determined by the San Joaquin Council of Governments.**

Analysis: The proposed Project consists of 68 for-sale, market-rate residential units, contributing to the City's Moderate and Above Moderate Income RHNA requirement of 4,651 units for the 6th Cycle. The Project is identified in Table 4-3 of the 6th Cycle Housing Element Background Report and included in the City's RHNA allocation. During project development, the unit count was reduced from the initial 81 units to 68 units; this reduction falls within the 20% adjustment window allowed under SB 330, so the Project remains protected and is not considered a new application.

Table 4-3: Proposed Projects							
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	VL ¹	L ¹	M ²	AM
4-C Ranch	81 units zoned R-1.	In application/ under review.	Tentative Subdivision Map/Improvement Plans. Final Map. Building Permits. Based on the City's approval timeframes, development trends, and 5 th Cycle building permit activity, it is anticipated that this project will be fully completed during the planning period.	0	0	0	81

Figure 5: 6th Cycle Housing Element

Based on the above, the proposed annexation and subdivision are consistent with the density, land use, service, fiscal, and housing criteria established in the 2043 General Plan. In accordance with Land Use Policy LU-2.6, the Project Site is contiguous with existing City limits, represents a logical expansion of municipal boundaries, and will be adequately served by municipal services and schools. The Project also supports the City's Housing Element and Regional Housing Needs Assessment (RHNA) by providing 68 for-sale, market-rate units, contributing to the Moderate and Above Moderate Income housing requirement for the 6th Cycle. A Fiscal Impact Analysis dated August 11, 2025, demonstrates that the annexation will provide a long-term fiscal benefit to the City under the 60/40 property tax-sharing agreement with San Joaquin County. The Project will fund public improvements and pay applicable development impact fees to address infrastructure, utilities, transportation, and public facility needs. Consistent with Policy CF-1.2, essential municipal services will be provided through annexation into the City-wide Community Facilities District (CFD 2022-1), including police, fire, street maintenance, parks, and stormwater facilities, while the 2.09± acre basin park provides open space and stormwater detention. School impacts will be addressed through statutory school impact fees, ensuring the Project participates in the provision and expansion of essential facilities without creating an economic or service burden on existing residents.

RECREATION AND PARKS COMMISSION

As part of a 2024 re-organization of the Recreation and Parks Commission (RPC), projects with a public park must be reviewed by the RPC. The scope of review by the RPC is limited to identifying and advising on park design features, such as playground equipment, lighting, shade structures, and restroom facilities. On December 8, 2025, the RPC adopted a recommendation for the subdivision's park with a multi-purpose sport court, a permanent play structure area, a shaded seating area, and multiple smaller climbing and play areas (See Figure 6).



Figure 6: Proposed Basin Park

ZONING CODE CONFORMANCE

PREZONE

Pursuant to Government Code Section 65859 and Section 17.10.180 of the Manteca Municipal Code, the City may prezone unincorporated territory to establish the zoning designation that will apply if and when the territory is annexed into the City. Because the Project site is located outside the current City limits, it does not presently carry a City zoning designation. Approval of the prezone is therefore required in conjunction with the proposed annexation request.

The procedure, review, and action for the prezone are the same as those required for a Zoning Amendment pursuant to Section 17.10.190 of the Zoning Ordinance. The Planning Commission provides a recommendation, and the City Council serves as the approving authority. The prezone designation remains in effect unless modified by the City Council and will be replaced by the corresponding City zoning designation upon the effective date of annexation, as determined through the San Joaquin County LAFCo process.

Further, the proposed Tentative Subdivision Map lot sizes will allow single-family residential units to conform to the development standards of the R-1 district, including minimum lot area, yard setbacks, and building height limitations.

The proposed R-1 zoning designation is compatible with the existing R-1 residential development immediately to the west and south of the Project site. Extending the R-1 designation to the Project site promotes continuity of zoning, maintains neighborhood

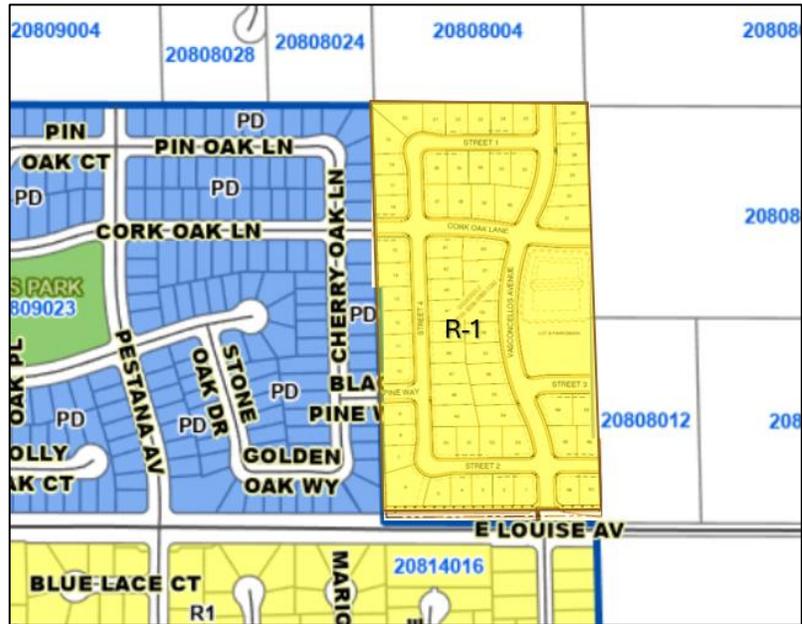
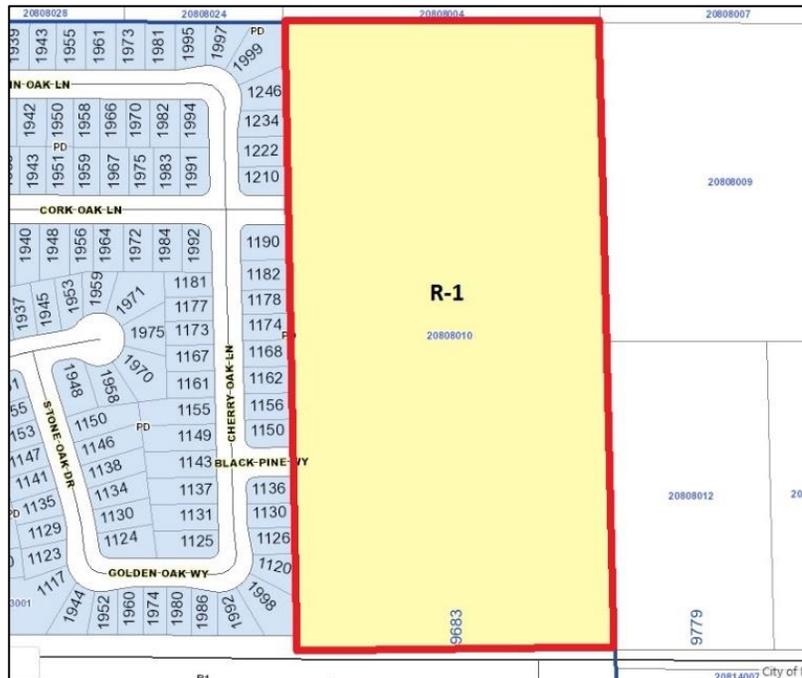


Figure 7: Proposed Pre-Zoning Map



ATTACHMENT 1

compatibility, and supports an orderly and logical expansion of the City's residential development pattern within the Sphere of Influence.

Based on the information provided in the prior analysis, the R-1 zoning district is compatible in terms of permitted uses and development standards and is the appropriate zoning designation for this site. In order to recommend approval of the Pre-Zoning to the City Council, the Planning Commission must make the following findings:

1. The proposed Zoning Amendment (text or map) is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs.

Analysis: The proposed Pre-Zoning designation is consistent with the General Plan land use designation of Low-Density Residential (LDR). Single-family residential development is an allowed use within the LDR designation. Assigning the corresponding R-1 zoning district ensures that future development of the property will occur in conformance with the density, development standards, and policy framework established by the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Analysis: The proposed Pre-Zoning designation would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The Tentative Subdivision Map is being reviewed concurrently and will be conditioned to comply with all applicable R-1 development standards, performance standards of the Municipal Code, and the goals and policies of the General Plan. Compliance with these regulations ensures that development will occur in an orderly and compatible manner.

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

Analysis: Environmental review for the Project has been completed in compliance with the California Environmental Quality Act (CEQA). A CEQA Consistency Checklist prepared for the Project concluded that the proposed development represents a direct implementation of the City of Manteca 2043 General Plan. Potential environmental impacts associated with development of the site were analyzed in the certified Environmental Impact Report prepared for the General Plan Update. Pursuant to CEQA Guidelines Section 15183, the Project qualifies for streamlined environmental review as it is consistent with the adopted General Plan and associated EIR, and no new or more severe impacts have been identified.

4. If a map amendment, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development.

Analysis: The Project site is physically suitable for development under the proposed R-1 zoning designation. The property is generally flat and does not contain physical

constraints that would preclude residential development. Access is available from existing public roadways, utilities are available or will be extended to serve the site, and the proposed zoning is compatible with adjacent residential uses. The site can therefore accommodate the anticipated single-family residential development consistent with R-1 standards.

5. If a text amendment, the amendment is internally consistent with other applicable provisions of this Zoning Code.

Analysis: This project does not include a text amendment.

SUBDIVISION ORDINANCE CONFORMANCE

TENTATIVE SUBDIVISION MAP

Part of the 4-C Annexation Project application is a request to subdivide the land for the purpose of building a 68-unit single-family residential neighborhood with a 2.09-acre basin/park. The subdivision of land is governed by the Subdivision Map Act and Title 16 of the Manteca Municipal Code. Matters to be Considered and Findings in Chapter 16.09.040 of the Municipal Code are discussed below:

A. Subject to the provisions of the California Environmental Quality Act of 1970, the State CEQA Guidelines, the City Council shall review and consider any applicable environmental documents.

Analysis: The property in question is larger than five acres and is therefore subject to the requirements of the California Environmental Quality Act (CEQA). A CEQA Consistency Checklist was drafted by private party consultants. The Checklist details that the development as proposed is a direct implementation of the General Plan, and any potential impact of the Project is accounted for in the approved Environmental Impact Report for the City of Manteca 2043 General Plan Update. Pursuant to the findings within the Consistency Checklist, the Project is deemed to be exempt from further CEQA analysis, per Article 12 §15183, "Projects Consistent with a Community Plan, General Plan or Zoning".

B. In reaching a decision upon the tentative subdivision map, the city council shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

Analysis: As discussed previously, this and all new subdivisions will benefit from the newly agreed-upon tax-sharing agreement with San Joaquin County, which has yielded a 60/40 split between the City and County. This puts the City in a far better fiscal situation than the previous 90/10 agreement. As the 68 proposed units for this project appreciate in value, they will continue to generate a stable stream of revenue for the City. This is one of the fastest-growing parts of the state, so the new homes will help satisfy the increasing demand for housing while also helping to address the ongoing housing crisis.

A Fiscal Impact Analysis (FIA) was submitted by the applicant and was reviewed and accepted by City Staff. The FIA shows a positive net surplus for the City after covering all additional public service costs linked to the Project, which will be funded by new public

ATTACHMENT 1

revenues generated from the development and activity of the Project, including fiscal mitigation payments made by the Project (CFD 2022-1). Chapter 5 of the FIA outlines the fiscal mitigations, which include contributions towards public safety, street maintenance, parks and recreation landscape maintenance, and infrastructure improvements, through the annexation into CFD 2022-1, all of which support the positive fiscal outcomes.

- C. In reaching a decision upon the tentative subdivision map, the city council shall consider the design of the subdivision as it provides for future passive and natural heating or cooling opportunities in the subdivision, as required by Government Code Section 66473.1.**

Analysis: Of the proposed 68 lots, 37 are in an east-west alignment. The smallest lot in the subdivision is 6,233 sq ft in size, but the lots range in size up to over 14,000 sq ft, allowing for easy passage of the prevailing breezes regardless of lot orientation.

- D. The tentative subdivision map may be approved or conditionally approved by the city council if it finds that the proposed land division, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code.**

Analysis: The current General Plan Land Use Designation for the site is Low-Density Residential (LDR), and the requested map provides a unit density of 3.35 dwelling units per acre. When taking into consideration the 2.09± acre basin park, the unit density increases to 3.75± units per acre.

CLIMATE ACTION PLAN CONFORMANCE

On November 18, 2025, the Manteca City Council approved and adopted an update to the Climate Action Plan in response to the passing of Assembly Bill AB32, Senate Bill SB32, and Executive Order B-55-18. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development, in an effort to meet the State mandate for statewide carbon neutrality by the year 2045.

The Project complies with the following Climate Action Plan strategies:

- 1. Action TR.1.2: Fulfill the Implementation Measures included in the City of Manteca Active Transportation Plan.**

Analysis: The Project will have five-foot sidewalks throughout the subdivision with enhanced landscaping on the collector streets. Pursuant to the Manteca Active Transportation Plan, the Louise Avenue frontage will provide eight-foot sidewalks to encourage bi-directional foot traffic, and a five-foot-wide Class 2 Bike Path along the roadway, parallel to the vertical curb (see Figure 8).

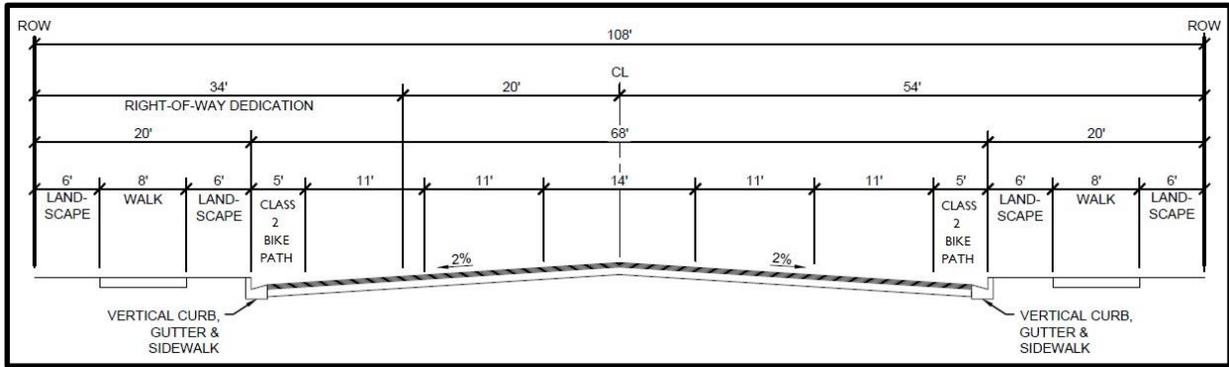


Figure 8: Street Cross Section

2. **Action TR.3.4: As determined, require new developments to connect to bicycle and pedestrian path connections while remaining consistent with the City’s Active Transportation Plan.**

Analysis: As mentioned in the previous item, the Project will extend Class II bikeways along the Louise Avenue frontage in consistency with the Active Transportation Plan.

3. **Action TR.9.3: Require new development proposals within areas designated as Safe Routes to School to show pedestrian and bicycle improvements within development plans sufficient to provide students with a safe means of walking or bicycling to school.**

Analysis: In addition to the new Class II bike path along the Louise Avenue frontage, the Project will also add eight-foot-wide sidewalks along this frontage, buffered by a six-foot-wide landscaping area. Manteca Unified School District reviews all entitlement applications that the City receives. This project and proposed pathways were assessed by the District. MUSD determined that it would be served by New Haven Elementary School and East Union High School. The Project is also conditioned by MUSD to annex into their CFD and/or enter into a Mitigation Agreement for school facilities.

4. **Action EG.8.1: Require the use of LED streetlights and other outdoor light fixtures for future development projects within the City.**

Analysis: Pursuant to City of Manteca Streets Standard Plan, Drawing ST-27, Note 5, “Luminaire shall be Light Emitting Diode (LED) with 120/240 dual voltage built-in ballast reactor type, and individual photocell control Type III”. All street lights will be assessed by the Building Safety Division and the Streets Division for compliance with City standards at the time of receipt of construction documents.

ENVIRONMENTAL CLEARANCE

CEQA Guidelines Section 15183 provides that projects which are consistent with the development density and use characteristics established by an adopted general plan, community plan, or zoning for which an Environmental Impact Report (EIR) has been certified shall not require additional environmental review, except as necessary to evaluate

ATTACHMENT 1

whether the project would result in project specific significant effects that are peculiar to the site or that were not previously analyzed in the prior EIR.

The City of Manteca 2043 General Plan was adopted and its accompanying Environmental Impact Report certified in 2023 (SCH No. 2020019010). The proposed Project is consistent with the Low Density Residential land use designation, applicable development standards, and the policies analyzed in the certified General Plan EIR.

A CEQA Consistency Checklist was prepared to evaluate whether the Project would result in any new significant impacts, substantially more severe impacts than previously analyzed, or peculiar site-specific impacts that were not addressed in the General Plan EIR. The Checklist determined that the proposed annexation, prezone, and subdivision represent a direct implementation of the adopted General Plan and that all potential environmental effects were adequately analyzed in the certified EIR. No new information of substantial importance, unusual circumstances, or changes in the Project or surrounding conditions have been identified that would require additional environmental review pursuant to CEQA Guidelines Sections 15162 or 15163.

Accordingly, the Project qualifies for streamlined environmental review under CEQA Guidelines Section 15183, and no further environmental documentation is required.

The environmental checklist can be found at the Development Services Department, 1215 W. Center St., Suite 201, Manteca, CA 95337, or on the City website www.manteca.gov, Development Services, Planning, Planning Documents, Environmental.

Attachments:

- Attachment 2 – Annexation and Prezone Resolution
- Attachment 3 – Exhibit ‘A’ - Annexation Map and Legal Description
- Attachment 4 – Exhibit ‘B’ - Prezone Ordinance
- Attachment 5 – Exhibit ‘B-1’ - Prezone Map
- Attachment 6 – Entitlements Resolution
- Attachment 7 – Exhibit ‘A’ - Conditions of Approval
- Attachment 8 – Tentative Map Plan Set dated January 2025
- Attachment 9 – CEQA Consistency Checklist dated August 2024

Report prepared by: Toben Barnum, Associate Planner

Reviewed and Approved by:

Brad Wungluck, Development Services Director

Date

Jesús R. Orozco, Development Services Deputy Director

Date