



# 4-C Annexation and Subdivision Project ANX 21-25, PRZ 21-26, and TSM 21-24

March 5, 2026

City of Manteca Planning Commission Public Hearing

CITY OF MANTECA  
ADMINISTRATION CENTER

# Project Components

1. Annexation of 19.68± acres of land in the NE corner of the city.
2. Rezoning of the entirety of the 19.68± acres to R-1 in consistency with the General Plan Land Use Designation
3. Subdivision of the entirety of the 19.68± acres to accommodate 68 single family homes and a 2.09-acre basin park.

# Annexation Map

Annexation Area: APN: 208-080-10



# Pre-Zoning Map

Existing County Zoning



Proposed City Zoning



# Existing Conditions

- Generally used for agriculture.
- One single-family home and various outbuildings, to be demolished for the new development.



# Tentative Subdivision Map

## TSM Area:

19.68± Acres

## Number of Lots:

68

## Lot Dimensions:

Smallest – 6,233 sq ft

Largest – 14,537 sq ft

## Density:

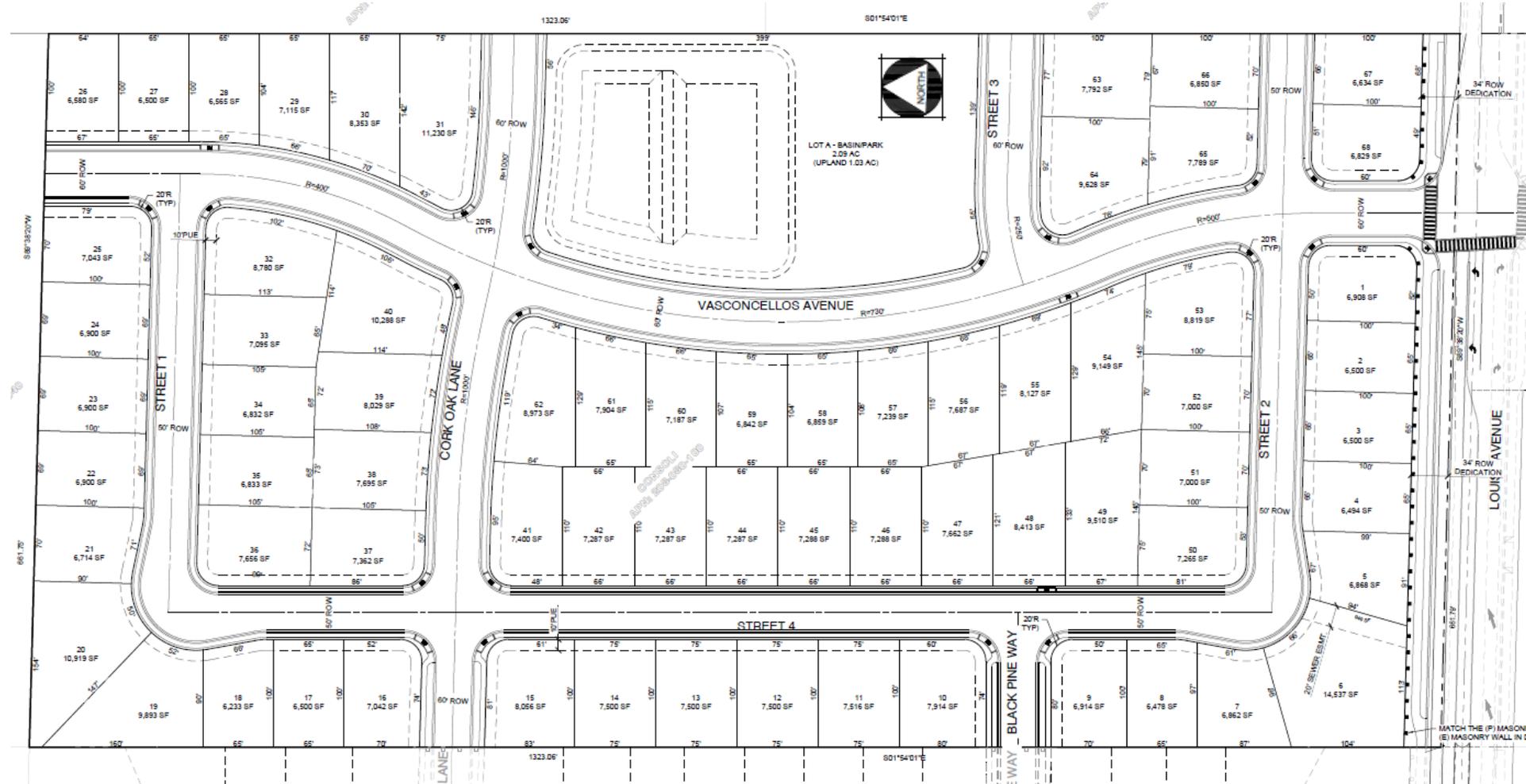
Gross 3.35 du/ac

Net 3.75 du/ac

## Open Space:

2.09-acre basin park

- 1.03 acres of upland
- 1.06 acres of basin



# Tentative Subdivision Map

## Key Conditions of Approval:

- Frontage improvements to include
  - completion of Louise/Vasconcellos intersection
    - Crosswalks on N and W alignments
  - CMU wall along subdivision frontages on Louise and Vasconcellos
  - 8' wide sidewalks with 6' wide landscaping planter (Louise Ave.)
  - Class II Bicycle Lane on Louise Ave.
- Annex into the City's Community Facilities District (CFD)

# Proposed Basin Park



# Environmental Clearance

- CEQA Consistency Checklist was drafted by private party consultants.
- Exempt from further CEQA analysis, per Article 12 §15183, “Projects Consistent with a Community Plan, General Plan or Zoning”.
- Development as proposed is a direct implementation of the General Plan.
- Potential impacts accounted for in EIR for Manteca 2043 General Plan Update and 6<sup>th</sup> Cycle Housing Element.

# Public Hearing Notice

A public hearing notice was sent to all residents within 500 feet of the project and to the Manteca Bulletin on February 12.

As of February 26, no written comment has been received for the project.



## MANTECA BULLETIN

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**CITY OF MANTECA/LEGALS****Classified Insertion Order**

**MB#02-31/Public Hearing Notice**

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2/14/2026	2/14/2026	3	3	MB#02-31/Public Hearing Notice	Miscellaneous Legals	27.2708 Inches	\$700.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online

PUBLIC NOTICE NOTICE IS HEREBY GIVEN that on Thursday, March 5, 2026, at or after 6:00 P.M. in the City Council Chambers, City Hall, 1001 W. Center Street, Manteca, California, a Public Hearing will be conducted by the City of Manteca Planning Commission at which time and place all persons may attend and be heard on the following matter(s): Project 1 Project: 4-C Ranch Annexation Project Project No.: ANX-21-25, PRZ-21-26, and TSM -21-24 Applicant: Toni Raymus, Raymus Homes, 1433 Moffat Blvd., Suite 13, Manteca, CA 95336 Location: 9683 E. Louise Avenue, Manteca, CA 95336 (APN: 208-080-10) Description: Consideration of a development application for the Annexation of 19.68± acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 19.68± acres, and a Tentative Subdivision Map for 68 single-family residential units with a 2.09± acre basin park. An Environmental Checklist with findings for a "General Plan Consistency" exemption from further environmental review, prepared for the project pursuant to Section 15183 of the California Environmental Quality Act Guidelines, will also be considered as part of this Project. Supporting CEQA documents are available

# Recommendation

Staff recommends the Planning Commission conduct a public hearing and;

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 for APN: 208-080-10, and by ordinance approve Prezone (PRZ 21-26) assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation by amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code; 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).



Thank you

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