

ORDINANCE O2026-\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of March 5, 2026, adopted Resolution No. 2026-07 recommending City Council 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

WHEREAS, the 19.68±-acre Project Site is located at 9683 East Louise Avenue, in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 208-080-10 (the "Project Site"); and

WHEREAS, the Project includes a Prezone to assign the Project Site an R-1 (One-Family Dwelling) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, the R-1 (One-Family Dwelling) zoning designation is consistent with the Low-Density Residential (LDR) 2043 General Plan land use designation; and

WHEREAS, the Project satisfies the criteria set forth in General Plan Land Use Policy LU-2.6 in that the annexation area is contiguous to existing City limits and represents a logical expansion of municipal boundaries; creates clear and reasonable service boundaries; will be adequately served by municipal services and schools; contributes its fair share toward infrastructure and public facility needs; supports the City's Regional Housing Needs Assessment and jobs-to-housing balance objectives; promotes environmental justice through the equitable provision of public services; reflects a long-term fiscal benefit to the City; and remains consistent with State law, LAFCo standards, and the goals, policies, and land use designations of the 2043 General Plan; and

WHEREAS, the Project was evaluated in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impact have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

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WHEREAS, all the necessary findings for approval of the Project were made and described in the staff report dated March 5, 2026; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and 65854 of the California Government Code; and

WHEREAS, all legal prerequisites to adopt the foregoing ordinance have occurred; 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 any supporting reports by City Staff, and any information provided during public meetings.

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 prezone application PRZ 21-26 fully set forth in the Planning Commission Staff Report (dated March 5, 2026) and supporting documents, which is hereby incorporated by reference into this Ordinance.

**SECTION 2: Amendment.** Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code the Zoning Map is hereby amended by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation as shown in staff report 'Attachment 5 – Exhibit 'A': Prezone Map'.

**SECTION 3: CEQA.** The Project has been deemed exempt from further environmental review pursuant to Section 15061(b)(3)) of the CEQA Guidelines, because this action is solely a policy decision, not involving a direct physical change or disturbance to the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**SECTION 4: Typographical or Clerical (Scrivener) Errors.** Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration in accordance with Section 36934 of the California Government Code.

**SECTION 5: 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 6: Publication.** This Ordinance shall be published in accordance with

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Section 36933 of the California Government Code.

**SECTION 7: Effective Date.** This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

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

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON, 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 \_\_\_\_, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the \_\_\_ day of \_\_\_\_, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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