



City of Manteca

PLANNING COMMISSION RESOLUTION 2026-\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA MAKING A GENERAL PLAN CONFORMANCE DETERMINATION REGARDING A PROPOSED RIGHT OF WAY VACATION CONSISTENT WITH CALIFORNIA STREETS AND HIGHWAYS CODE SECTION 8313 AND CALIFORNIA GOVERNMENT CODE SECTION 65402(A) FOR PORTIONS OF VINO STREET AND HEWINS STREET, BETWEEN SPUMANTE LANE AND FRIZZANTE LANE**

**FILE NO. GPC 2026-01**

WHEREAS, the City of Manteca approved Final Maps for Villa Ticino West Unit 4 on August 20, 2024, and Unit 8 on December 3, 2024 ("the Final Maps"); and

WHEREAS, the Final Maps dedicated a pedestrian access corridor between Unit 4 and Unit 8, between Vino Street and Hewins Street, as City right-of-way; and

WHEREAS, staff determined that retaining the pedestrian access corridor would be problematic for the City to retain; and

WHEREAS, to rectify the situation, the City needs to vacate the pedestrian access corridor pursuant to Section 8300 et seq. of the California Streets and Highways Code (CSHC); and

WHEREAS, Government Code Section 65402(a) requires the Planning Commission make and report on the General Plan Conformance determination for the proposed right-of-way vacation for the pedestrian access corridor; and

WHEREAS, the following 2043 General Plan goals, policies, and implementation programs demonstrate that the proposed right-of-way vacation is consistent with the General Plan;

Goal CD – 5: Enhance the corridors, pathways, and edges that form physical boundaries and provide transitions and connections that reduce barriers throughout the community.

Policy C – 2.8: Provide access for bicycles and pedestrians at the ends of cul-de-sacs, where right-of-way is available, to provide convenient access within and between neighborhoods and to encourage walking and bicycling to neighborhood destinations.

## ATTACHMENT 2

Policy C – 2.13 Require new development to establish joint-use driveways and/or cross access easements to provide access when feasible “...”.

Policy CF – 3.4: Design and maintain roadways in such a way so as to maintain acceptable emergency vehicle response times.

Implementation Program C – 2n: Through the development review process, require joint use access, cross access easements, emergency access, and access prohibitions wherever traffic patterns and physical features make it possible and ensure that proposed street networks are designed to balance local access needs with street capacity.

Implementation Program C – 2h: To support the City’s goals of reducing VMT, minimizing maintenance costs, and encouraging active transportation, any new or substantially modified roadway shall be as narrow as feasible while being consistent with LOS standards, goods movement policies, and safety best practices. In general, this implementation measure can be achieved by constructing narrower traffic lanes, although wider lanes may be necessary on certain truck routes.

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated January 15, 2026; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is exempt from further environmental review pursuant to Section 15061(b)(3), the "Common Sense" Exemption; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now desires to adopt a General Plan Conformity determination (GPC 2026-01) for the vacation of public right-of-way, based on the following findings:

- 1) Recitals. All facts set forth in the above recitals are true and correct and incorporated herein by reference.
- 2) CEQA. The Project has been deemed statutorily exempt from further environmental review pursuant to Section 15061(b)(3) because this Project is administrative action and does not entail the construction, ground disturbance, or alteration of existing environmental conditions.
- 3) General Plan Conformity. Given the foregoing, the Planning Commission finds and determines the vacation of public right-of-way for portions of Vino Street and Hewins Street, between Spumante Lane and Frizzante Lane, as shown in the legal descriptions

## ATTACHMENT 2

attached hereto as Exhibit 'A', in conformance with the goals, policies, and implementation programs of the 2043 General Plan.

- 4) Reporting. The Planning Commission authorizes Staff to transmit and report to the City Council the determination of General Plan Conformity 2026-01 pursuant to Government Code Section 65402(a).
- 5) Effective Date. Approval shall take effect immediately upon adoption of this Resolution.

**I HEREBY CERTIFY** that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 15th day of January of 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Celeste Fiore  
Planning Commission Chairperson

Attest: \_\_\_\_\_  
Jesus R. Orozco  
Planning Commission Secretary

Attachments  
Exhibit 'A' – Legal Descriptions