

ATTACHMENT 1

RESOLUTION R2026-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A THREE-YEAR EXTENSION FOR THE APPROVED DUTRA TENTATIVE SUBDIVISION MAP, SDJ-21-57, FOR WHICH AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) WERE ADOPTED ON OCTOBER 18, 2022 (SCH 2022070148)

(FILE NO. TSM 26-04 EXT.)

WHEREAS, the Manteca City Council at their duly noticed public hearing on October 18, 2022, approved an Annexation, Pre-Zoning, and Tentative Subdivision Map for the Dutra Subdivision Project, filed by Michael Kiper with KDH Group, LLC, which was set to expire on October 18, 2024; and

WHEREAS, the Dutra Subdivision Project (project) is a 197-unit, single-family residential subdivision, identified by Assessor's Parcel Numbers (APNs) 226-17-008 (portion), 226-17-012, and 226-17-013; and

WHEREAS, pursuant to California State Assembly Bill No. 2729, in effect January 1, 2025, when said entitlements for housing development projects were issued prior to and in effect on January 1, 2024, and will expire prior to December 31, 2025, an automatic 18-month extension is granted, thus extending the project expiration date to April 18, 2026; and

WHEREAS, the applicant submitted a request on January 6, 2026 for the approved map to be given an extension of the expiration to allow time to properly complete the requirements to subdivide the property; and

WHEREAS, Manteca Municipal Code Section 16.09.070(B)(3) states that the subdivider may request an extension of the expiration date of the approved or conditionally approved tentative map for a period of up to three years, thus giving the map a new expiration date of April 18, 2029; and

WHEREAS, the project is found to be consistent with the overall policies of the Manteca General Plan, Subdivision Map Act findings, and Manteca Municipal Code as described in the City Council Staff Report dated March 17, 2026 and therefore may be extended in conformance with Subdivision Map Act Section 66452.6(a) and Manteca Municipal Code Section 16.09.070(B)(3); and

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WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The project is in accordance with the Provisions of the California Environmental Quality Act (CEQA) in that an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were adopted with the approval of the project on October 18, 2022 (SCH 2022070148). The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision map. The time extension does not involve any new significant environmental effects, and does not increase the severity of any known environmental effects.
3. The City Council hereby adopts, as its own, the findings required to extend the expiration date of the approved Tentative Subdivision Map (SDJ 21-57) under Section 66474 of Subdivision Map Act and Section 16.09.040 of the Manteca Municipal Code, have been made and fully set forth in the Staff Report dated March 17, 2026, which is incorporated herein by reference.
4. Based on the foregoing, the City Council hereby approves a three-year Tentative Subdivision Map Extension for the Dutra Subdivision, subject to the Conditions of Approval attached hereto as Exhibit 'A', and the Tentative Map Plan Set dated February 16, 2022, which is incorporated herein by reference.
5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 17th day of March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments
Exhibit 'A' – Conditions of Approval