

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING 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)

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing of March 5, 2026, adopted Resolution 2026-07 and 2026-08 recommending City Council approve Annexation (ANX 21-25), Prezone (PRZ 21-26), and a Tentative Subdivision Map (TSM 21-14) for the 4-C Ranch Annexation Project (the “Project”), filed by Raymus Homes, Toni Raymus (the “Applicant”); 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 Applicant proposes a Tentative Subdivision Map to subdivide the Project Site into 68 single-family residential lots, including associated open space and public improvements, as shown in the presented plan set dated January 2025; and

WHEREAS, the Project Site will be rezoned into the R-1 (One-Family Dwelling) zone district, which is consistent with the LDR (low-density residential) General Plan land use designation; and

WHEREAS, the Tentative Subdivision Map will meet all the applicable development standards of the subdivision ordinance of the zoning ordinance, subject to the conditions of approval, attached as staff report ‘Attachment 7 - Exhibit ‘A’ – Conditions of Approval’; and

WHEREAS, the Project’s cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

WHEREAS, the Tentative Subdivision Map (TSM 21-24) for the Project entails subdividing the Project Site into 68 single-family residential lots, including associated open space and public improvements, on APN 208-080-10, subject to Conditions of Approval, attached as staff report ‘Attachment 7 - Exhibit ‘A’ – Conditions of Approval’, and the Project Plan Set dated January 2025; 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

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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 impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

WHEREAS, all necessary findings for approval of the Project are fully set forth 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 Section 65854 of the California Government Code; and

WHEREAS, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and that the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

WHEREAS, the City Council, at its duly noticed public hearing of April 7, 2026, has considered all information related to this matter, including 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) Recitals. 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) CEQA. The Project was evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and 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 impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024, incorporated herein by reference.
- 3) Entitlements Approval Findings. All necessary findings to approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings for APN: 208-080-10, have been made as fully set forth in the Staff Report dated March 5, 2026, and incorporated herein by reference.
- 4) Entitlement Recommendation. Based on the foregoing findings, the City Council hereby approves Tentative Subdivision Map (TSM 21-14) for 68 single-family residential lots, including associated open space and public improvements, subject to the attached as staff report 'Attachment 7 - Exhibit 'A' – Conditions of Approval', and

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as shown in the Tentative Subdivision Map Plan Set dated January 2025, incorporated herein by reference.

5) Effective Date. Adoption of this Resolution shall take effect immediately.

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 ____ day of ____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments

Attachment 7 - Exhibit 'A' – Conditions Of Approval