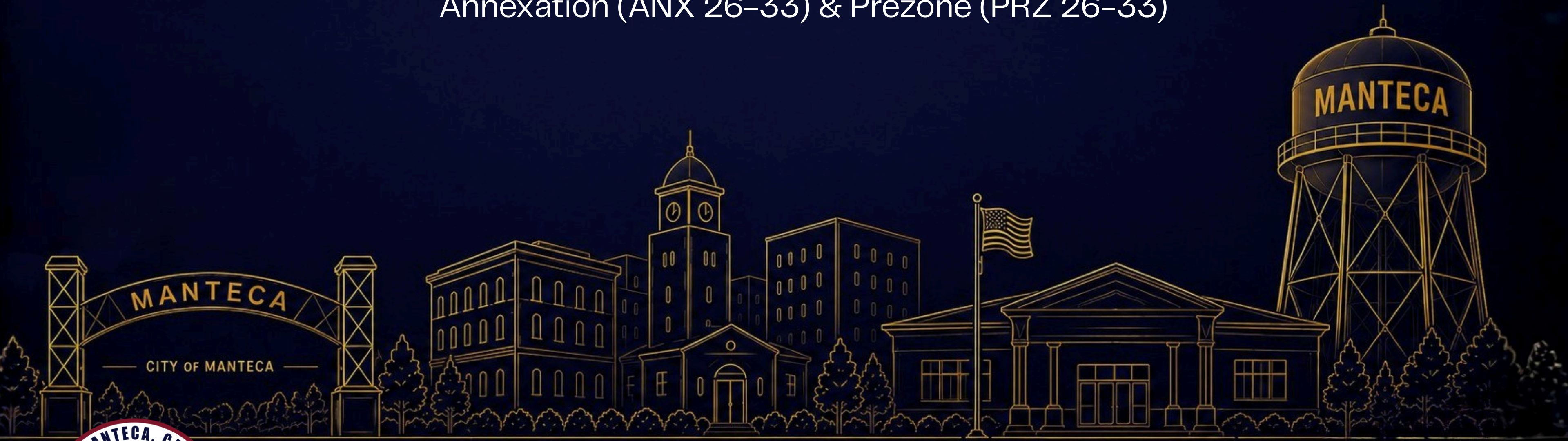


CHAMBERLAIN ANNEXATION PROJECT

Annexation (ANX 26-33) & Prezone (PRZ 26-33)



City of Manteca City Council

August 18, 2026



PROJECT INFORMATION



Project Description

- City-initiated Annexation of seven (7) parcels from SJ County into the City and Prezone three (3) Project parcels with a City zoning designation.
- Detachment from the Lathrop-Manteca Fire Protection District

Annexation Area

± 17.4 acres

Location

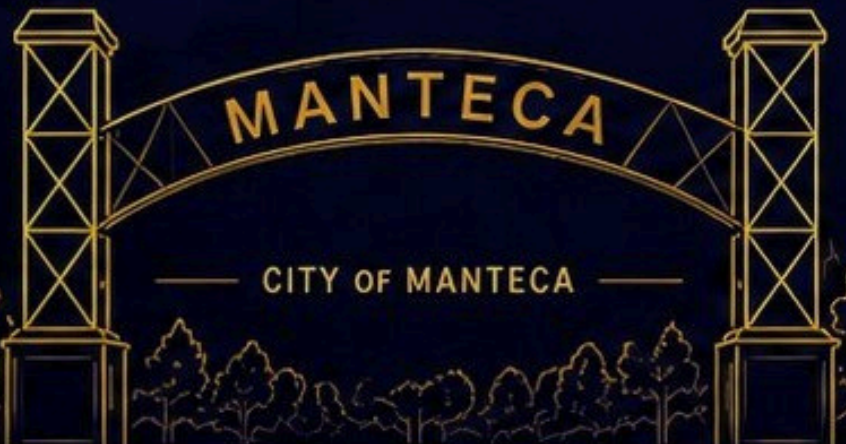
s/o E Lathrop Rd and w/o S Inheritance Way

MMC 17.10.180 Prezoning

MMC 17.10.190 Zoning Amendment (Text and Map)

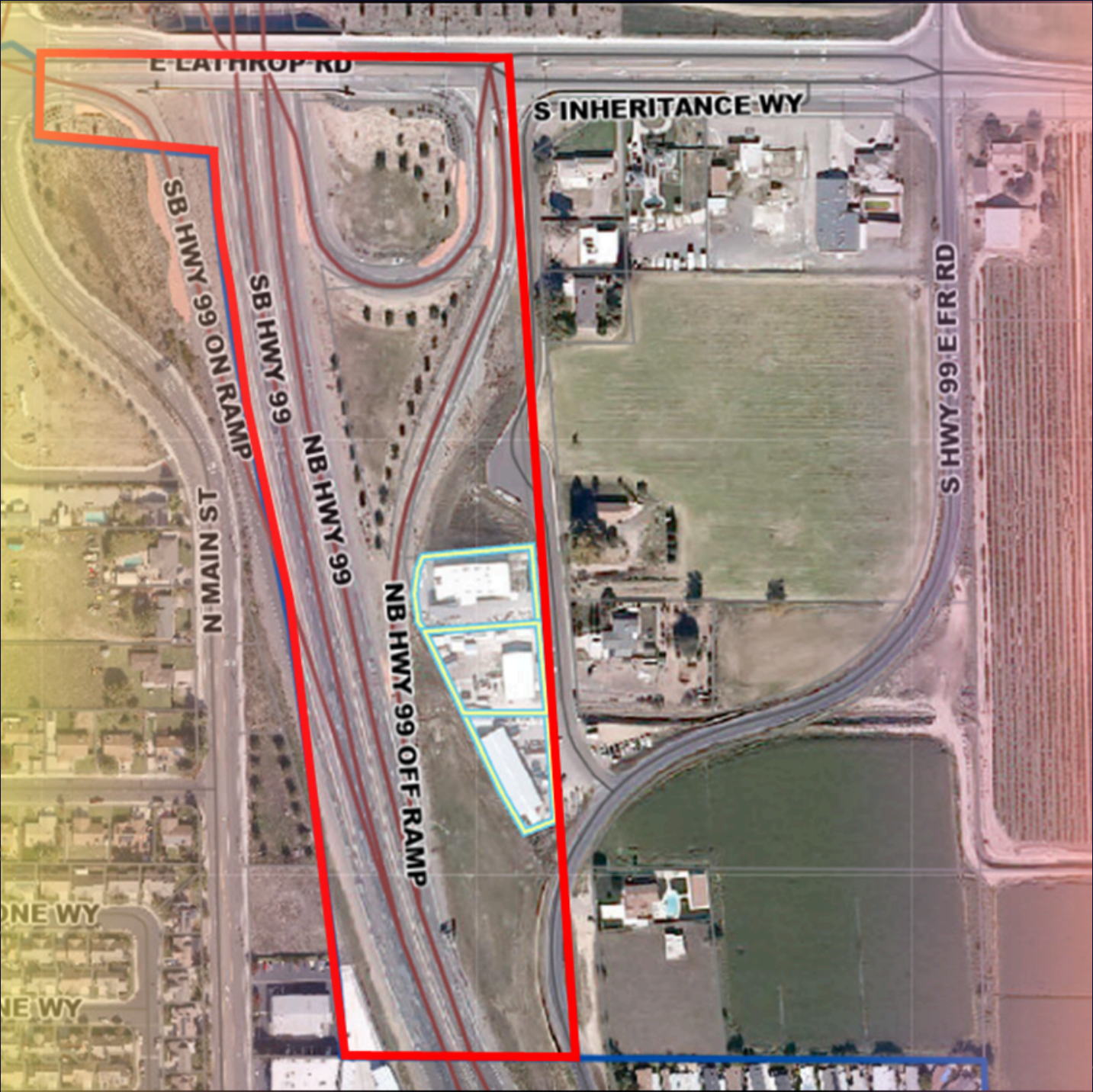


ADJACENT USES



Undeveloped Commercial Land

North



West

State Highway 99

East

Rural Residential / Ag. Land

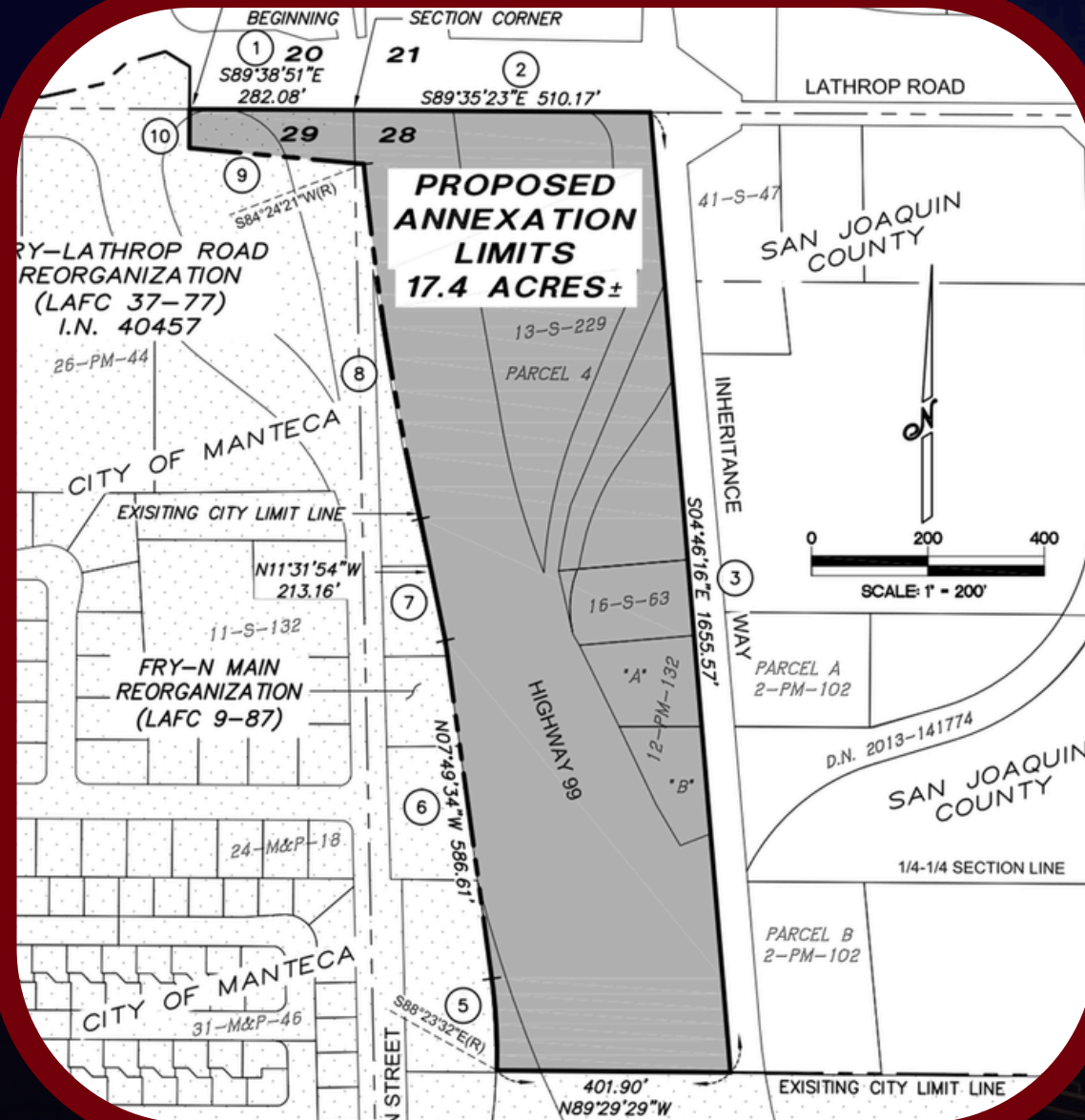
South

Unimproved Public Right of Way





ANNEXATION BOUNDARIES & PREZONING



- Northern:** Lathrop Road Centerline
- Southern:** Alignment with existing City Limits
- Eastern:** North/South property lines
- Western:** Alignment with existing City Limits



Prezoning Designation
General Commercial (CG)



CEQA REVIEW

PUBLIC HEARING NOTICE



The project has been deemed exempt from further environmental review pursuant to Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities) of the CEQA Guidelines.

MANTECA BULLETIN

This Project was duly noticed on/before July 30, 2026

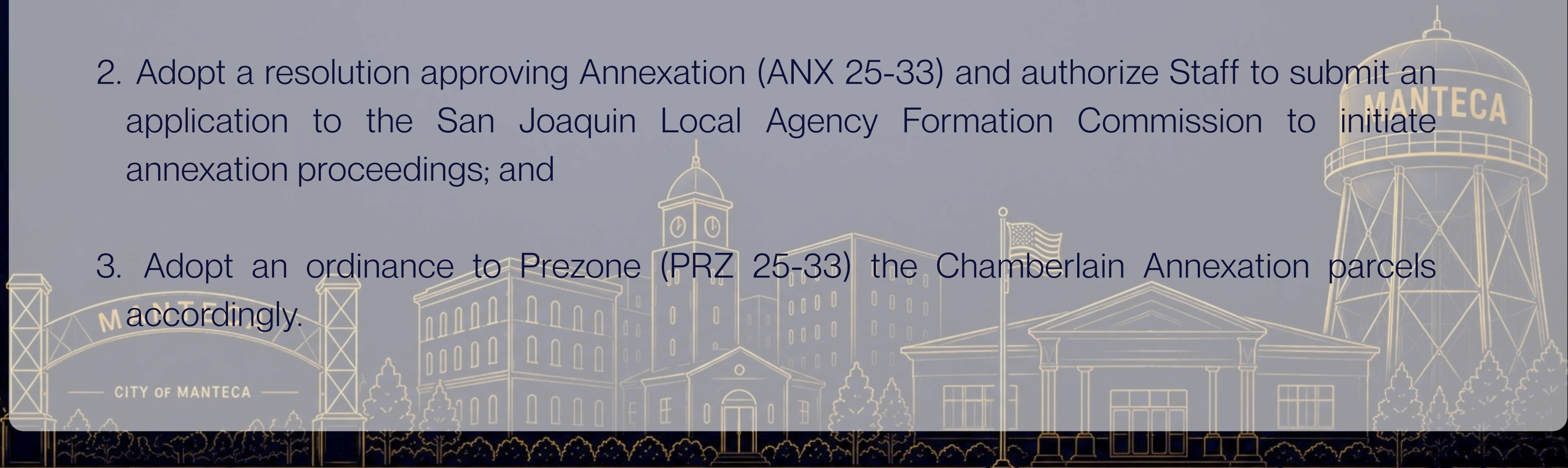




STAFF RECOMMENDATION

City Council conduct a public hearing:

1. Find the Chamberlain Annexation Project exempt from further environmental review;
2. Adopt a resolution approving Annexation (ANX 25-33) and authorize Staff to submit an application to the San Joaquin Local Agency Formation Commission to initiate annexation proceedings; and
3. Adopt an ordinance to Prezone (PRZ 25-33) the Chamberlain Annexation parcels accordingly.



THANK YOU



City of Manteca City Council