

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING AN ANNEXATION (ANX 25-33) AND AUTHORIZING STAFF TO SUBMIT AN APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION TO INITIATE ANNEXATION PROCEEDINGS FOR THE CHAMBERLAIN ANNEXATION PROJECT PARCELS APNS: 218-020-08, -14, -17, -18, -19, -24, AND -25

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of June 18, 2026, adopted Resolution No. 2026-29 recommending City Council find the Chamberlain Annexation Project exempt from further environmental review pursuant to Section 15319 of the California Environmental Quality Act Guidelines, approve Annexation (ANX 25-33) by authorizing Staff to initiate annexation proceedings for APNs: 218-020-08, -14, -17, -18, -19, -24, and -25, and approve Prezone (PRZ 25-33) by assigning a General Commercial (CG) City prezoning designation to APNs: 218-020-14, -17, and -25 by adoption of an ordinance amending the Zoning Map set forth in Section 17.20.040 of Title 17 of the Manteca Municipal Code for the Chamberlain Annexation Project; and

WHEREAS, the ±17.4-acre annexation area is located east of northbound Highway 99, west of S. Inheritance Way, and south of E. Lathrop Road, at 15255, 15309, and 15357 S. Inheritance Way in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 218-020-08, -14, -17, -18, -19, -24, and -25 (the "Project Site"); and

WHEREAS, annexation of the Project Site will facilitate the orderly extension of municipal services by the City of Manteca, including police protection, fire protection, water, wastewater, solid waste, and other municipal services, and will result in detachment from the Lathrop-Manteca Fire Protection District, consistent with the proposed Plan for Services; and

WHEREAS, the Project includes a Prezone to assign the Project Site's APNs: 218-020-14, -17, and -25 with a General Commercial (CG) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, the General Commercial (CG) zoning designation is consistent with the Commercial (C) 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; future development will contribute its fair share toward infrastructure and public facility needs; supports the City's jobs-to-housing balance objectives; promotes environmental justice

ATTACHMENT 2

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 15319 of the Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project was cleared from further environmental review because the Project Site is developed with existing commercial facilities and complies with the Commercial (C) General Plan land use designation; and

WHEREAS, all the necessary findings for approval of the Project were made and described in the Planning Commission Staff Report dated June 18, 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 resolution 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.

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 categorically exempt from further environmental review pursuant to Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities) of the Environmental Quality Act Guidelines because the Project Site is developed with existing commercial facilities and complies with the Commercial (C) General Plan land use designation. 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.
- 3) Based on the foregoing findings, the City Council hereby approves Annexation (ANX 25-33) and authorizes Staff to submit an application to the San Joaquin Local Agency Formation Commission to initiate annexation proceedings of the Chamberlain Annexation Project Parcels APNS: 218-020-08, -14, -17, -18, -19, -24, and -25, as shown in the Annexation and Legal Descriptions attached to the City Council Staff Report as 'Attachment 3 – Exhibit 'A' Annexation Map and Legal Description'.
- 4) Adoption of this Resolution shall take effect immediately.

ATTACHMENT 2

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 3 - Exhibit 'A' – Annexation Map and Legal Description