

RESOLUTION R2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA) 25-01 AND TENTATIVE SUBDIVISION MAP (SDJ) 20-142, FOR THE UNION RANCH NORTH ANNEXATION PROJECT PARCELS APNS: 197-020-21, -22, -23, -41, -46, AND -47

(FILE NO. GPA 25-01 and SDJ20-142)

WHEREAS, a development application was filed by Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336, for an Annexation, Pre-zone, General Plan Amendment, Tentative Subdivision, and Development Agreement for the North Union Ranch Annexation Project (the "Project"); and

WHEREAS, the Project encompasses the annexation of approximately 123.30 acres of unincorporated land in San Joaquin County into the City of Manteca. The Project also includes the pre-zoning of all the approximate 123.30 acres, a General Plan Amendment and a Tentative Subdivision Map encompassing an approximate 102 acre portion of the annexation area, and a Development Agreement for the Tentative Subdivision Map; and

WHEREAS, the Project's General Plan Amendment entails amending the Development Area made up of APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47 to the Low Density Residential (LDR) and Park (P) land use designation attached as **Exhibit 'A'**; and

WHEREAS, the General Plan Amendment will be consistent with the pre-zoning for the Project; and

WHEREAS, the Project's Tentative Subdivision Map entails the development of 455 single-family residential lots, including open space areas and on- and off- site improvements, on APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47 subject to Conditions of Approval, attached hereto as **Exhibit 'B'** and **Exhibit 'C'**; and

WHEREAS, the Project's Applicant has requested a Development Agreement be approved as part of the Tentative Subdivision Map; and

WHEREAS, the Development Agreement is consistent with the General Plan of the City of Manteca and complies with its objectives and requirements as noted in the staff report dated March 20, 2025, as mandated by Section 65867.5(b) of the State Government Code states; and

WHEREAS, a Final EIR (SCH# 2023110668) that includes a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations was prepared for the

Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000, *et. seq.*), and CEQA Guidelines (14 Cal. Code Regs. § 15000, *et. seq.*); and

WHEREAS, the Planning Commission of the City of Manteca at their duly noticed public hearing of March 20, 2025, adopted Resolution No. 2025-04, in a 5-0 vote recommending that the City Council City Council approve General Plan Amendment 25-01, Tentative Subdivision Map 20-142, and adopt an Ordinance for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNS: 197-020-21, -22, -23, -41, -46, and -47; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with the Manteca Municipal Code Section 17.08.050 and California Government Code Section 65854; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Manteca, upon evidence in the staff report, the project file, and public testimony now desires to approve General Plan Amendment (GPA) 25-01 and Tentative Subdivision Map (SDJ) 20-142, for the Union Ranch North Annexation Project parcels APNS: 197-020-21, -22, -23, -41, -46, AND -4, based on the following findings:

1. All the facts set forth in the recitals above are true and correct and incorporated herein by reference.
2. The EIR for the Project was properly prepared and processed pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 *et. seq.*), and CEQA Guidelines (14 Cal. Code Regs. § 15000, *et. seq.*)

General Plan Findings

3. Land Use Policy LU-1.3: Ensure consistency and compatibility between the Land Use Map and implementing plans, ordinances, and regulations.

Analysis: The Project includes a General Plan Amendment along with a Pre-zone intended to ensure compatibility and consistency for the proposed Project and future development that may be proposed within the annexation area.

4. Land Use Policy LU-3.12: Encourage and support development patterns at the highest limits permitted within each General Plan land use designation consistent with the policies of all other General Plan elements.

Analysis. The LDR density allows for a density between 2.1 and 8 units per acre. The subdivision is proposing 455 units over a 102 acre area which equates to 4.5 units per acre. Even though the development is not at the top

end of the density scale, it does provide a density that is suitable in scale and compatible with surrounding residential uses as required by other applicable goals and policies.

5. Community Design Policy CD-1.2: Maintain and enhance the city's compact and cohesive urban form.

Analysis: The conditions of this Project require that the proposed subdivision have elements that ensure a cohesive and enhanced visible edge, enhanced project entries, ample community open space, and well-planned circulation for both pedestrians and vehicles. The proposed subdivision has appropriate vehicular and pedestrian connections internally, and there are stubbed streets for future connections to those areas that are in the Non-Development areas within the subdivision. Required compliance with the City's landscaping and lighting requirements will ensure a safe pedestrian experience in the neighborhood. The subdivision is also adding to the existing Tidewater Bike Trail, providing over 4 acres of new trail area.

6. Community Design Policy CD-4.3: Strengthen the identity of individual neighborhoods, districts, and centers, including underserved areas, through the use of entry monuments, flags, street signs, themed streets, natural features, native landscaping, and lighting.

Analysis: Future development on the subdivision will be required to provide a variety of architectural styles to create attractive streetscapes and develop an identity for this area of the city. Through cohesive, unique, and visually pleasing architecture, the project will be an inviting entrance into the northern area of the City. Detailed visual edges through varied roof design and rear elevation architecture will ensure that there is no "back" to this subdivision. The project entries will have entry signage features, enhanced landscaping, and defined entry features like trellis' and pilasters to indicate when individuals have entered the community.

7. Circulation Policy C-4.5: Expand the existing network of off-street bicycle facilities as shown in the City's Active Transportation Plan to accommodate cyclists who prefer to travel on dedicated trails. [...] and 2) an off-street bicycle trail extension between the Tidewater Bike Trail near the intersection of Moffat Boulevard and Industrial Park Drive.

Analysis: The new subdivision will continue the connectivity of Finchwood Landing Ln and Sugar Creek Ln which will include the extension of the Tidewater Bike Path north of the Project area. Further, the project will also provide roadway improvements that will facilitate the expansion of a Class II bicycle lane along North Union Road, with a connection to Brunswick Road.

Tentative Subdivision Map – Subdivision Map Act Findings:

8. The proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Analysis: This project is consistent with the General Plan land use designations of LDR and Park as discussed above. The Conditions of approval will ensure that future homes will comply with the LDR land use regulations. This project is not a part of a Specific Plan.

9. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Analysis: The design of the subdivision complies with the intent of the General Plan to allow a variety of housing types in the LDR land use designation. The range in lot sizes is exactly what the General Plan encourages in the LDR land use category. This project is not part of a Specific Plan.

10. That the site is not physically suitable for the type of development.

Analysis: The site for the subdivision is physically suitable for this type of development. The area is relatively flat with no physical impediments or restrictive easements. Road infrastructure and services are adjacent to the project area making it feasible for the Project to connect to road infrastructure and services.

11. That the site is not physically suitable for the proposed density of development.

Analysis: The required density of the LDR land use designation is 2.1 to 8.0 dwelling units per acre. The proposed subdivisions fall within this density range as discussed above. There is sufficient land to install the necessary infrastructure for utilities and circulation to accommodate the proposed project density. Therefore, the site is physically suitable for the proposed density of the development.

12. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: As the lead agency for the Union Ranch North Annexation project, the City prepared a Final Environmental Impact Report (SCH # 2023110668) in accordance with the California Environmental Quality Act (CEQA). While some impacts were identified, through the implementation of specific mitigation measures, those impacts can be mitigated to less than significant. Those that can't be mitigated will be reviewed by Council who will be asked to make the

necessary findings to override these impacts. There will be no injury to fish or wildlife or their habitat.

13. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Analysis: As approved and conditioned, the design of the subdivision will not cause serious health problems. The Tentative Subdivision Map is conditioned to comply with all standards, including performance standards, and regulations pertaining to health and safety found in the General Plan and Zoning Ordinance.

14. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis: This site has been found to have no conflicting easements on site.

15. Subject to the provisions of the California Environmental Quality Act of 1970, and the State CEQA Guidelines, the City Council shall review and consider any applicable environmental documents.

Analysis: As the lead agency for the Union Ranch North Annexation project, the City prepared a Final Environmental Impact Report (SCH # 2023110668) in accordance with the California Environmental Quality Act (CEQA). While some impacts were identified, through the implementation of specific mitigation measures, those impacts can be mitigated to less than significant. Those that can't be mitigated will be reviewed by Council who will be asked to make the necessary findings to override these impacts. There will be no injury to fish or wildlife or their habitat.

16. In reaching a decision upon the tentative subdivision map, the City Council shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residences and available fiscal and environmental resources.

Analysis: The new subdivision will provide the opportunity to create new housing in the City of Manteca. The future 455 single-family homes will provide a variety of lot sizes and housing types to ensure full access to housing for the public. While the site is technically outside of City limits until the annexation is

approved, City services are near the project site and can be easily accessed by the new community. The project is estimated to generate a surplus for the General Fund at buildout and the project will be required to supplement any additional public safety costs through participation in the City's CFD.

17. In reaching a decision upon the tentative subdivision map, the City Council shall consider the design of the subdivision as it provides for future passive and natural heating or cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

Analysis: Future buildings will have windows on all facades on both stories, to optimize the potential for passive cooling. This project will also be required to comply with any applicable California Building Code requirements that may promote passive and natural heating or cooling.

18. The tentative subdivision map may be approved or conditionally approved by the City Council if it finds that the proposed land division, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code.

Analysis: As discussed in this staff report, the project is consistent with the General Plan land use designations of LDR and P, and supports many General Plan goals and policies. The project will also be required to be consistent with the Zoning Code Requirements for small-lot development.

19. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was introduced and passed at a regular meeting of the City Council of the City of Manteca at a duly noticed public hearing meeting of said City Council held on the 15th day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____

GARY SINGH
Mayor

ATTEST: _____

CASSANDRA CANDINI-TILTON
City Clerk

Exhibits:

- Exhibit 'A' – General Plan Amendment Map
- Exhibit 'B' – Tentative Subdivision Map
- Exhibit 'C' – Tentative Subdivision Map Conditions of Approval