

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A PRE-ANNEXATION AGREEMENT BETWEEN THE CITY OF MANTECA AND LAFFERTY COMMUNITIES FOR THE OAKWOOD SHORES UNIT 3 PROJECT

WHEREAS, Lafferty Communities (“Developer”) owns approximately 6.25 acres of real property located within the Oakwood Shores Unit 3 area in unincorporated San Joaquin County (the “Property”); and

WHEREAS, the Property is located within the City of Manteca’s Sphere of Influence and represents the final phase of the Oakwood Shores master planned community; and

WHEREAS, the Developer proposes to develop the Property as a 32-lot single-family residential subdivision consistent with the Oakwood Shores Special Purpose Plan; and

WHEREAS, the Developer has expressed its intent to annex the Property into the City of Manteca and to process all development entitlements through the City; and

WHEREAS, the City and Developer have negotiated a Pre-Annexation Agreement (“Agreement”) to establish the respective responsibilities of the parties in pursuing project entitlements and annexation of the Property; and

WHEREAS, the Agreement provides that: the City retains full discretion over all land use entitlements and approvals; the Project shall be subject to all applicable City standards, fees, and requirements; the City will act as Lead Agency under the California Environmental Quality Act (CEQA) at the time of entitlement review; and the Agreement does not grant any vested rights to the Developer; the Developer shall be responsible for initiating and funding annexation through the San Joaquin Local Agency Formation Commission (LAFCO); and

WHEREAS, the Agreement establishes a framework for orderly annexation and development while ensuring that the City’s financial, operational, and regulatory interests are protected; and

WHEREAS, approval of the Agreement supports the City’s policy objectives of promoting orderly growth, avoiding fragmented jurisdictional development, and ensuring development within the Sphere of Influence occurs under City standards; and

WHEREAS, the City Council finds that the Pre-Annexation Agreement is not a “project” under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, as it does not constitute a commitment to a specific

development project, and that environmental review will occur at the time of entitlement processing; and

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 City Council hereby approves the Pre-Annexation Agreement between the City of Manteca and Lafferty Communities for the Oakwood Shores Unit 3 Project, in substantially the form presented to the City Council and attached to the staff report as 'Attachment 2 – Pre-Annexation Agreement.'
3. The City Manager, or designee, is hereby authorized to execute the Pre-Annexation Agreement on behalf of the City of Manteca, and to make minor, non-substantive revisions as necessary, subject to approval as to form by the City Attorney.
4. This Resolution shall take effect immediately upon 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 ___ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Attachment 2 – Pre-Annexation Agreement