

## Attachment 5

### RESOLUTION R2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA AUTHORIZING SUBMISSION OF AN APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCo) FOR THE ANNEXATION OF THE UNION RANCH NORTH ANNEXATION PROJECT CONSISTING OF ELEVEN (11) PARCELS INCLUDING A SEGMENT OF UNION ROAD ENCOMPASSING APPROXIMATELY 123.30 ACRES

(FILE NO. ANX 21-34)

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 annexation map with a legal description is attached hereto as **Exhibit 'A'**, which includes a Development Area made up of APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47, and a Non-development area made up of APNs: 197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, including a segment of Union Road encompassing a total of approximately 123.30 acres; and

WHEREAS, the Development area primarily contains farmland, with a few existing homes and outbuildings that include barns, sheds, livestock/farm animal pens, beehives, equipment yards, dirt/gravel roadways, irrigation ditches, and overhead power lines; and

WHEREAS, the Development area referred to as the "Development Area" encompassing approximately 102 acres being subdivided into 455 single-family residential lots, and the remaining 20.41 acres referred to as the "Non-Development area" does not contemplate development at this time; and

WHEREAS, in order to consider an application for annexation, the City must be able to determine that the Project boundary is contiguous and that the annexation is a logical expansion of the City, the annexation creates clear and reasonable boundaries, there are adequate municipal services, the annexation reflects a long-term fiscal balance to the City, the annexation is consistent with State law and San Joaquin County Local

## Attachment 5

Agency Formation Commission (LAFCO), and the annexation is consistent with the General Plan; and

WHEREAS, the proposed annexation is contiguous and logical in that the annexation area is immediately adjacent to current City limits on the south side of the sites and the annexation of this area will fill in a missing gap in the annexed area in the northern portion of the City; and

WHEREAS, as detailed in the Final Environmental Impact Report, there are sufficient municipal services available to the annexation area; there is a long-term fiscal benefit of the annexation with a 60/40 tax sharing split with the County for the Development Area and a 90/10 tax sharing split with the County for the Non-development area as detailed in the Second Addendum to the Master Agreement entered into by the City of Manteca and San Joaquin County on February 27, 2024; and

WHEREAS, the annexation is consistent with State Law and San Joaquin County LAFCo requirements in that the applicant has followed the appropriate rules and procedures to pursue annexation through the City and LAFCo; and the Project is consistent with the General Plan as the area is within the City's Interim Sphere of Influence (SOI) in the 10-year growth horizon as shown on the Interim SOI map included in the City's Municipal Service Review Report adopted by LAFCo on July 14, 2022; and

WHEREAS, the Development area and Non-Development area are currently located within the unincorporated area of San Joaquin County within the Interim SOI Sphere of the City of Manteca, and as a requirement of the San Joaquin County LAFCo for annexations, land that is requested to be annexed into a City must be annexed with a pre-zoning district designation; and

WHEREAS, the Development area and Non-Development area will be required to detach from the Lathrop-Manteca Fire District prior to incorporating into City limits; and

WHEREAS, the Development area and Non-Development are not under a Williamson Act contract; and

WHEREAS, the annexation area will be pre-zoned consistent with the City's zone districts in accordance with Section 17.10.180 of the Manteca Municipal Code; 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. Res. Code, § 21000 et seq.), and 14 Cal. Code Regs. Section 15000, *et. seq.*, CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Manteca at their duly noticed public hearing of March 20, 2025, adopted Resolution No. 2025-03, in a 5-0 vote recommending that the City Council initiate annexation proceedings for the eleven (11)

## Attachment 5

parcels including a segment of Union Road and adopt an ordinance to pre-zone the Union Ranch North Annexation Project; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with the MMC 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 authorize the submission of an application to the San Joaquin County LAFCo for the annexation of the Union Ranch North Annexation Project consisting of eleven (11) parcels including a segment of Union Road encompassing approximately 123.30 acres, 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.

### *Annexation Findings*

3. The Project shall mitigate its impacts through consistency with the General Plan goals and policies and shall provide a positive benefit to Manteca;

*Analysis: The Project addresses numerous General Plan goals and policies related to sustainable growth, infrastructure improvements, and community design. The project proposes 455 single-family homes, public improvements, and the expansion of the Tidewater Bike Path, which supports the City's focus on enhancing connectivity and alternative modes of transportation. The Project's impacts on traffic, utilities, and the environment, will be mitigated either with conditions of approval and/or an MMRP which directly or indirectly implements the General Plan's goals and policies. Overall, the Project will contribute positively to Manteca's housing supply, public amenities, and property tax base economic growth.*

4. The Project area is contiguous with city boundaries and provides for logical expansion and development;

*Analysis: The proposed annexation area is immediately north of existing City limit lines. This annexation will help capture right-of-way on North Union Road and land that should be within the City limits. Based on the annexation map above, this annexation fills in the missing parcels along the eastern border of the Del Webb development, creating a clean northern boundary for the City.*

## Attachment 5

*Under the 2043 General Plan, the annexation area is located within the 10-year Planning Horizon of Manteca's Sphere of Influence, which is a LAFCo-approved boundary. Projects within the 10-year planning horizon are expected to develop between the years of 2020 to 2030, per the Municipal Service Review (MSR) report approved by LAFCo in May 2022. If this project is annexed by the end of the year, this falls within this timeline.*

5. The Project area creates clear and reasonable boundaries for the City and service providers;

*Analysis: The proposed northern boundary of the annexation will bring the City limit line north along North Union Road to be in line with the northern limit of the Del Webb community. Overall, the annexation will not create any County islands.*

6. The Project area will be adequately served by municipal services;

*Analysis: The Environmental Impact Report prepared for the proposed project indicates that there are adequate municipal services for the proposed annexation area.*

7. The Project area will be adequately served by schools;

*Analysis: The project area is located within the Manteca Unified School District. The project area will be served by K-12 school facilities located within a 1.25-mile radius.*

8. The Project when reviewed cumulatively with other annexations and projects, provides a long-term fiscal balance for the City and its residents;

*Analysis: The City completed a 60/40 tax-sharing split with San Joaquin County. With this new tax split in place, the fiscal benefits of an annexation of this size will reflect a long-term fiscal balance for the City. Additionally, the Tentative Subdivision Map has been conditioned to participate in the City's city-wide Community Facilities District which will assess a yearly tax on all of the new homes which will help pay for public safety and street maintenance these units will require. The project has also entered into a Development Agreement with the City to help offset costs associated with providing services to the Project area and financial benefit to the City through the collection of additional Community Benefit Contributions.*

9. The Project is consistent with State law and San Joaquin LAFCo standards;

*Analysis: The proposed annexation is consistent with all State and LAFCo laws in that the annexation is following correct city procedures, it is consistent with the City's General Plan, and the appropriate actions for annexation will be*

## Attachment 5

completed by the Council prior to an annexation application is made to LAFCo by the City.

### 10. The Project is consistent with the General Plan;

*Analysis: Based on the analysis of the above seven (7) items, this annexation is consistent with Land Use Policy LU-2.6. In addition to this policy, this annexation is consistent with the overall intent of growth expressed in the General Plan. The General Plan regulates development to preserve Manteca's roots as an agricultural center and to ensure balanced growth. The General Plan acknowledges that agriculture plays an important role in Manteca's economy but also understands that metered development will ensure economic growth and will allow the city to continue to provide a quality of life for its current and future residents. Land Use Implementation Program LU-3b requires that residential developments meet the minimum density required for land use designations to ensure that Manteca has ample housing units to meet all its housing needs. This annexation will allow for the construction of 455 new single-family homes in a variety of lot sizes and home sizes in an area that lacks housing, creating more housing opportunities for current and future residents of Manteca. Without this annexation, these homes would not be constructed in the City. Further, as noted in the FEIR, the City can provide the necessary services to accommodate these new housing units, making this annexation a logical expansion for the City.*

### 11. The Project contributes its fair share to applicable infrastructure and public service needs, including facilities identified in the Regional Transportation Plan, Public Facilities Implementation Plan, and Capital Improvement Program;

*Analysis: The Project will be required to pay development impact fees during the building permit process, enter into two Community Facility Districts, and pay additional funds per unit as memorialized in the Development Agreement. By paying said fees, the Project ensures it supports the City's necessary improvements to transportation, public facilities, and other infrastructure. These contributions align with the requirements outlined in the Development Impact Fee Program, Public Facilities Improvement Plan, and Capital Improvement Program, helping to fund vital services and infrastructure upgrades. Additionally, there is a long-term fiscal benefit of the annexation with a 60/40 tax sharing split with the County for the Development Area and a 90/10 tax sharing split with the County for the Non-development area as detailed in the Second Addendum to the Master Agreement entered into by the City of Manteca and San Joaquin County on February 27, 2024. These instruments ensure that the project mitigates its impact on the community and contributes to the long-term sustainability and growth of the area.*

## Attachment 5

12. The effect of the project on maintaining the physical and economic integrity of agricultural lands and achievement of Resource Conservation and Community Design Elements goals.

*Analysis: The Project's physical removal of existing agricultural land may result in potential conflicts with adjacent agricultural lands or indirectly cause conversion of agricultural lands. Consequently, the Project will be conditioned to provide sound walls and perimeter fencing to buffer new urban uses from agricultural uses. The City will also regularly monitor surrounding development to ensure future urban uses are compatible with the proposed Project and adjoining agricultural uses by requiring natural buffers e.g. landscaping strips, parks, streets, draining basins, etc. Said natural buffers will be required to integrate design elements consistent with the General Plan's Resource Conservation and Community Design goals and policies. Additionally, the Project proponent must record a "Right to Farm" covenant on the project area to ensure the commercial and economic integrity of agricultural lands are protected from nuisance complaints, lawsuits, or restrictive regulations.*

13. The extent to which the project will assist the City in achieving the adopted fair share of the Regional Housing Needs Assessment as determined by the San Joaquin Council of Governments;

*Analysis: Though the project is not identified within the Vacant Sites Inventory of the 6<sup>th</sup> Cycle Housing Element, this Project will contribute to the overall unit count for the City.*

14. The extent to which the project will promote environmental justice. As used in this policy, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services;

*Analysis: The development of the Project will provide access to public facilities and public services upon annexation to those county residents who are part of the annexation but not part of the subdivision. Additionally, nearby current county residents will benefit proportionately from improved streets, sidewalks, parks, and trails as a result of the Project.*

15. The extent to which the project facilitates achievement of the City's jobs/housing balance goal of a 1:1 ratio;

*Analysis: Though the Project does not directly generate jobs, it does assist with business attraction and retention as a result of population growth due to housing. Additionally, with additional housing units, it is expected that the demand for retail goods and services will increase, resulting in a need for more jobs within the City.*

## Attachment 5

16. 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' – Annexation Map