

ORDINANCE O2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING THE ZONING MAP UNDER SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE TO PRE-ZONE APNS 197-020-21, -22, -23, -41, -46, AND -47, TO THE ONE-FAMILY DWELLING (R-1) AND PARK (P) ZONING DISTRICTS AND PRE-ZONE APNS: 197-020-20, -29, -30, -35, AND -36, TO THE ONE-FAMILY DWELLING (R-1) ZONE DISTRICT, LOCATED WITHIN THE UNIO RANCH NORTH ANNEXATION PROJECT

(FILE NO. PRZ 21-35)

WHEREAS, the Manteca City Council at their duly noticed public hearing on April 15, 2025 considered approval of a Pre-zone for the project known as the Union Ranch North Annexation Project (“the Project”) filed by Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336; 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 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) parcels including a segment of Union Road and adopt an ordinance to pre-zone the Union Ranch North Annexation Project; and

WHEREAS, the Manteca Planning Commission is only a recommending body to the City Council for all components of the Project, and the Manteca City Council may, at its discretion approve or deny the project; and

WHEREAS, in accordance with Section 17.10.180 of the Manteca Municipal Code, the purpose of pre-zoning is to establish the zoning district designation for unincorporated property adjoining the City, within the Sphere of Influence when the Annexation of said property is brought before the City Council consistent with California Government Code Section 65859; and

WHEREAS, the proposed Project is comprised of 123.30 acres of property 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:

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197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, including a segment of Union Road; and

WHEREAS, the proposed pre-zoning designations of the Development area parcels APNs 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47, are One-Family Dwelling (R-1) and Park (P), and the proposed pre-zoning designations of the Non-development area parcels APNs: 197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, is One-Family Dwelling (R-1), all of which are shown on the pre-zoning map included as **Exhibit 'A'**; and

WHEREAS, the pre-zoning of the parcels would go into effect upon annexation into the City of Manteca and will ensure compatibility with the General Plan designations within the annexation area; 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 City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including supporting reports by City Staff and public comment and on April 15, 2025, the City Council adopted this Ordinance approving Pre-zone 21-35 for the Union Ranch North Annexation Project.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings required to approve the Pre-zoning designations for the Project area 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, in accordance with Municipal Code Sections 17.10.180 and 17.10.190 contained in the Planning Commission Staff Report (dated March 20, 2025) and supporting documents, which is hereby incorporated by reference into this Ordinance.

SECTION 2: CEQA. The City Council adopted a resolution making the necessary findings and certify the Union Ranch North Project Environmental Impact Report (SCH # 2023110668), a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations prepared for the North Union Ranch Annexation Project encompassing an application for an Annexation, Pre-zone, General Plan Amendment, Tentative Subdivision Map, and Development Agreement.

SECTION 3: Amendment. The Zoning Map is hereby amended to pre-zone APNs 197-020-21, -22, -23, -41, -46, and -47, to the One-Family Dwelling (R-1) and Park (P)

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zoning districts and pre-zone APNs: 197-020-20, -29, -30, -35, and -36, to the One-Family Dwelling (R-1) zone district, located within the Union Ranch North Annexation Project, as shown in **Exhibit 'A'** included herein by reference.

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. Publication. This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

SECTION 6: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON, CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ___ day of ____, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the ___ day of ____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Pre-zoning Map