



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 LODI, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: September 1, 2026
TO: LAFC -16-26 Project File
FROM: J.D. Hightower, Executive Officer
SUBJECT: **4-C Ranch Reorganization to the City of Manteca**

DETERMINATION

The attached Administrative Resolution conditionally approves the reorganization of approximately 19.68 acres of territory comprised of one (1) parcel, 9683 East Louise Avenue (APN 208-080-10) to the City of Manteca. The territory is located north of the current "T-intersection" of Louise Avenue and Vasconcellos Avenue. The reorganization development plan includes a 68 single family detached tentative subdivision map that will continue Vasconcellos Avenue north providing access to Louise Avenue.

The reorganization was initiated by the City of Manteca on April 7, 2026 via City Council Resolution 2025-57 (see Attachment 1) and pre-zoned the property to R-1 (One-Family Dwelling) via Ordinance O2026-07 (Attachment 2). The R-1 zoning district is consistent with and implements the Low- Density Residential (LDR) 2043 General Plan land use designation.

The City and County have agreed on the City's Sphere of Influence. The property is within the City's SOI and is within the 10-year Planning Horizon. The City and County executed a master property tax sharing agreement (A-24-51) on February 27, 2024 that has a termination date of December 1, 2028 (see Attachment 3).

The reorganization includes annexation to the City of Manteca and detachment from the Lathrop-Manteca Fire Protection District. On December 18, 2025 the District and property owner, 4 C Ranch LLC, signed a detachment agreement for the mitigation of loss of revenue to the District via payment of \$5,000.00 within 15 days of the recordation of the annexation of territory to the City (see Attachment 4).

The City of Manteca Municipal Service Review and SOI Update was approved by the Commission on July 14, 2022. The reorganization territory is within City's

Sphere of Influence, 10 year Sphere Horizon. Pursuant to Commission Policy, "Sphere horizons" or planning increments should depict the agency's logical boundary at a time period of between 5 and 10 years.

The application was submitted to LAFCo on May 20, 2026 and a Certificate of Filing for the project was issued on May 28, 2026.

The proposed reorganization meets all factors of Government Code Section 56662, Determinations without notice and hearing. This Section provides that, "If a proposal for ... a reorganization ... the commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely ... territory is uninhabited.... affected local agency has not submitted a written demand for notice and hearing ... petition accompanying the proposal is signed by all of the owners of land within the affected territory.

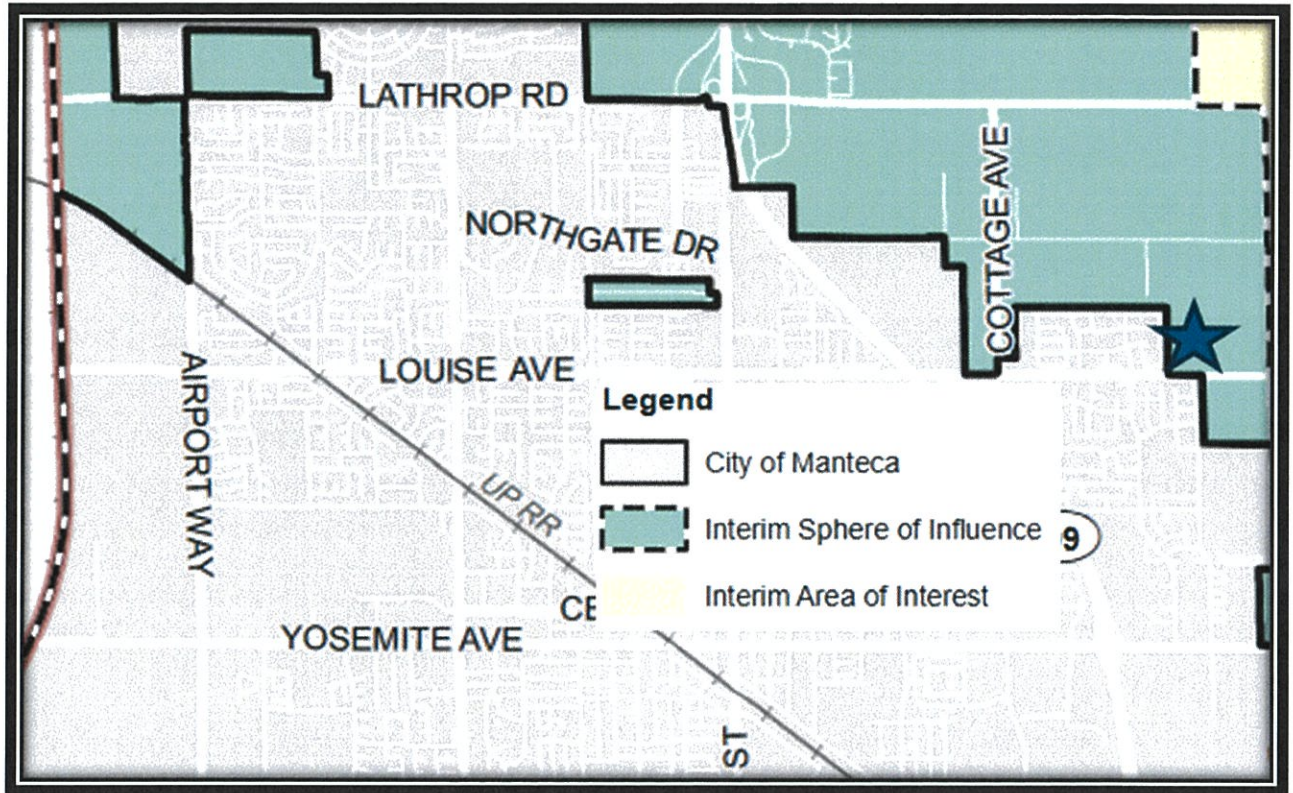
The reorganization territory is the entirety of **single parcel** 9683 East Louise Avenue (APN 208-080-10). Pursuant to Government Code Section 56668(f), "The definiteness and certainty of the boundaries of the territory ... with lines of assessment or ownership".

The proposed reorganization continues the existing City incorporation boundary on the south side of Louise Avenue to the north and ties into the northern boundary of the existing Dickman-East Louise Reorganization approved by LAFCo Resolution 1-93.

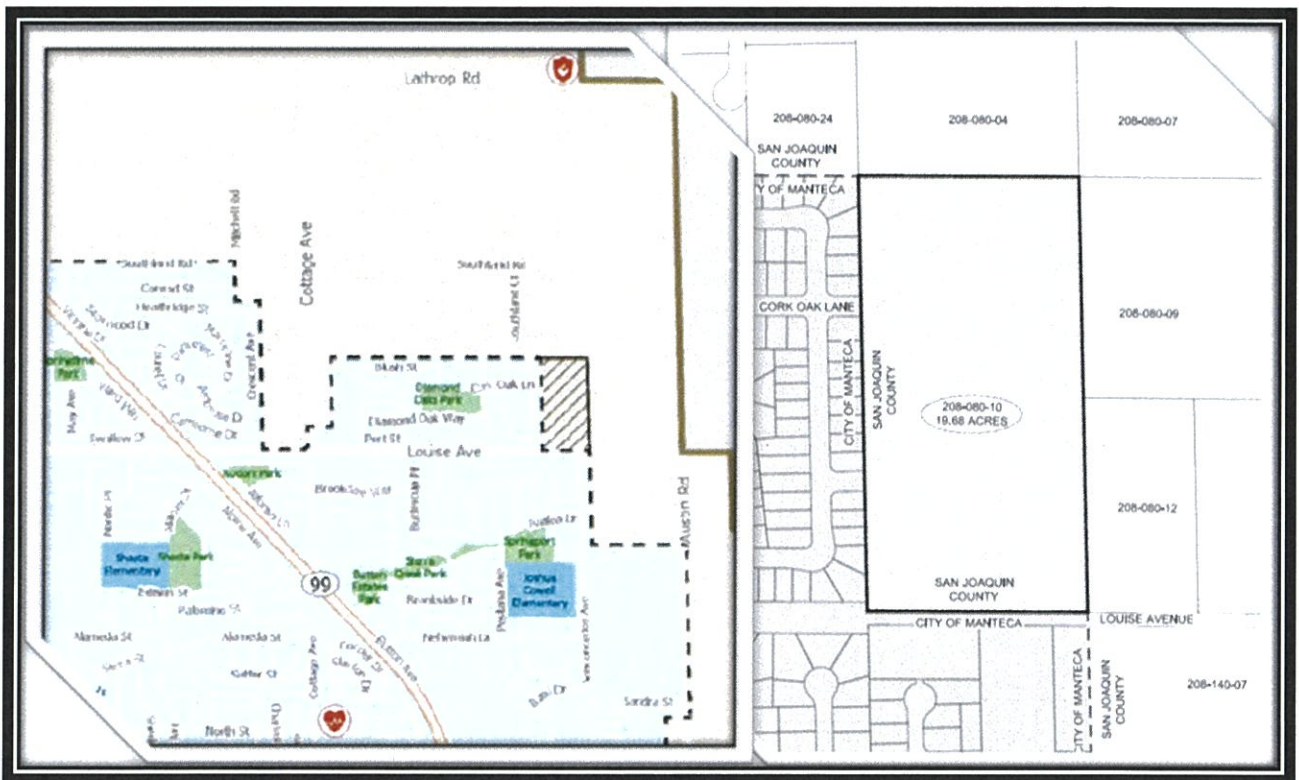
Notice of the proposed reorganization was sent to all affected public agencies on April 28, 2026 and no agency requested a public hearing regarding the reorganization.

Protest hearing is waived due to owner consent and the territory is considered uninhabited. A trustee of the Pauline Consoli Trust, Carolee Barritt, signed an ownership consent form on March 10, 2021 (see Attachment 5). Since that time, the property has transacted to the 4C Ranch, LLC. There are no registered voters residing within the boundaries of the proposed reorganized territory as of August 24, 2026 and is considered uninhabited pursuant to Government Code 56079.5..





Sphere of Influence Map



Vicinity Map



ANALYSIS

The reorganization territory is within City of Manteca's Sphere of Influence, 10 year SOI. The Commission's Policy is that this planning time horizon depict the City's logical boundary at a time period of between 5 and 10 years. Thus, the reorganization is consistent with "adopted commission policies on providing planned, orderly, efficient patterns of urban development" pursuant to Government Code Section 56668(d).

The reorganization territory is the entirety of a single Assessor Parcel 208-080-10. Pursuant to Government Code Section 56668(f), "The definiteness and certainty of the boundaries of the territory ... with lines of assessment or ownership". . The City has approved a tentative subdivision map. TSM 21- 14 consisting of 68 single-family residential lots, including associated open space and public improvements encompassing the entirety of the approximately 19.68 acres of the parcel.

City water, wastewater and storm-water management infrastructure is needed to support the population and density planned for the reorganization territory. Pursuant to Government Code Section 56668(a), population estimates show that 204 residents will reside within the territory upon build-out of the subdivision (State DoF 2026 E-5, 3.00 persons/household X 68 dwellings). The density of the population residing within the territory is expected to be 10.37 residents/acre.

The development proposed within the reorganization territory is consistent the City's General Plan pursuant to Government Code Section 56668(d), providing planned, orderly, efficient patterns of urban development. The reorganization territory is designated for Low Density Residential (LDR) land use. The LDR designation provides for a mix of single-family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences at density of. 2.1 to 8 dwelling units per acre. The land use density proposed within the reorganization territory is 3.46 dwelling units/acre.

The subdivision improvements comply with all applicable City of Manteca ordinances and policies, as amended.

The territory of the reorganization is comprised of Veritas fine sandy loam (100%). This soil type has an Excellent California Revised Storie Index Rating and has an Irrigated Capability Classification of 2. Both ratings make the territory considered Prime Agricultural Land pursuant to Government Code Section .

The City's agricultural land mitigation fee is \$3,666.42 per gross acre. This fee is intended to partially offset the loss of "Important Farmland" converted to private urban uses. Funds collected are pass-through to the California Farmland Trust to purchase agricultural conservation easements for the preservation of other similarly classified farmland. This fee is collected prior to the issuance of building permits pursuant to Manteca Municipal Code Chapter 13.42.





Agricultural Lands Map

Government Code Section 56377 states that, "In reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, Development ... shall be guided away from existing prime agricultural lands ... toward areas containing nonprime agricultural lands ... should be encouraged." The City's agricultural land mitigation program and ordinance are an economic incentive to guide development away from Prime Agricultural lands.

Pursuant to Government Code Section 56668, the most applicable factors to be considered in the review of this proposal are:

- (a) **Community Services:** Urban services needed to support the population and land use density will be provided by the City of Manteca. The City will



provide potable water, wastewater treatment, storm water management, street maintenance, library, solid waste, law enforcement and fire protection as well as all other services provided by the City. Overall, the annexation plan found that existing public services and improvements proposed by the project would be adequate to serve the territory and its future residents.

Territory development will not require the extension of utility services provided by the City. There is a 12" potable water line and 8" sanitary sewer line within the Louise Avenue frontage. There is also a 6" sanitary sewer line within Vasconcellos Avenue that intersects at a manhole within the alignment of the Louise/Vasconcellos.

The City's drainage facilities are designed for stormwater to flow into detention and retention basins. Stormwater collected within the annexed territory will be directed to a 1.06 acre basin on the east side of the extended Vasconcellos Avenue. This basin will temporarily hold and gradually release evaporate and percolate stormwater as well as discharge into a South San Joaquin Irrigation District (SSJID) facilities. SSJID Drain 3 is piped and located at the southwest edge of the reorganization territory.

SSJID operates drainage facilities that traverse the City of Manteca that carries a portion of the City's stormwater drainage west into the San Joaquin Delta. Major drainages in the project vicinity include French Camp Outlet Canal approximately 4.0 miles west, Lone Tree Creek 2.75 miles north of the territory.

The City will provide solid waste collection and transport to the San Joaquin County maintained transfer station located on Lovelace Road approximately 4.0 miles northwest of the project site. From the Lovelace Transfer Station solid waste is transferred to the Foothill Sanitary Landfill located east of Linden and approximately 31 miles northeast of the project site. The anticipated buildout of the Foothill Sanitary Landfill is 2054.

The City's Policy Department will provide law enforcement within the reorganized territory. The Manteca Police Department is authorized for 115 sworn police officers, with approximately 84 active sworn officers on the force. July 2026 crime statistics show that violent crimes decreased by 14.3% when compared to July 2025 while property crimes increased by 8.8%.

The development plan for the reorganized territory is intended to ensure that police resources are conserved. The public dual use park/basin and complete street design within the territory and connecting to existing neighborhoods will encourage pedestrian activity while implementing the City's Crime Prevention Through Environmental Design (CPTED) elements. CPTED requires a higher level of attention and care for the design of public



spaces to ensure that there is multiple opportunities for surveillance by both police and general public.

The adopted Commission policy is, “An annexation shall be approved only if ... demonstrates that adequate services can be provided with the timeframe needed by the inhabitants of the annexed area.” With utilities readily available, the 4 C Reorganization is consistent with this policy.

The reorganization includes a request to detach the property from the Lathrop-Manteca Fire Protection District (LMFD). The District and 4 C Ranch LLC have signed a detachment agreement. The reorganization is conditioned such that the City will sign the agreement prior to the recordation of the Certificate of Completion. The detachment from LMFD is consistent with Commission Sphere of Influence Hierarchy Policy 9 that states:

9. **Sphere Hierarchy:** Where an area could be assigned to the sphere of influence of more than one agency providing needed service, the following hierarchy shall apply dependent upon ability to serve, unless an agency or district has specialized capacity to provide such service:
- Inclusion within a municipality sphere of influence.
 - Inclusion within a multipurpose district sphere of influence.
 - Inclusion within a single-purpose district sphere of influence.



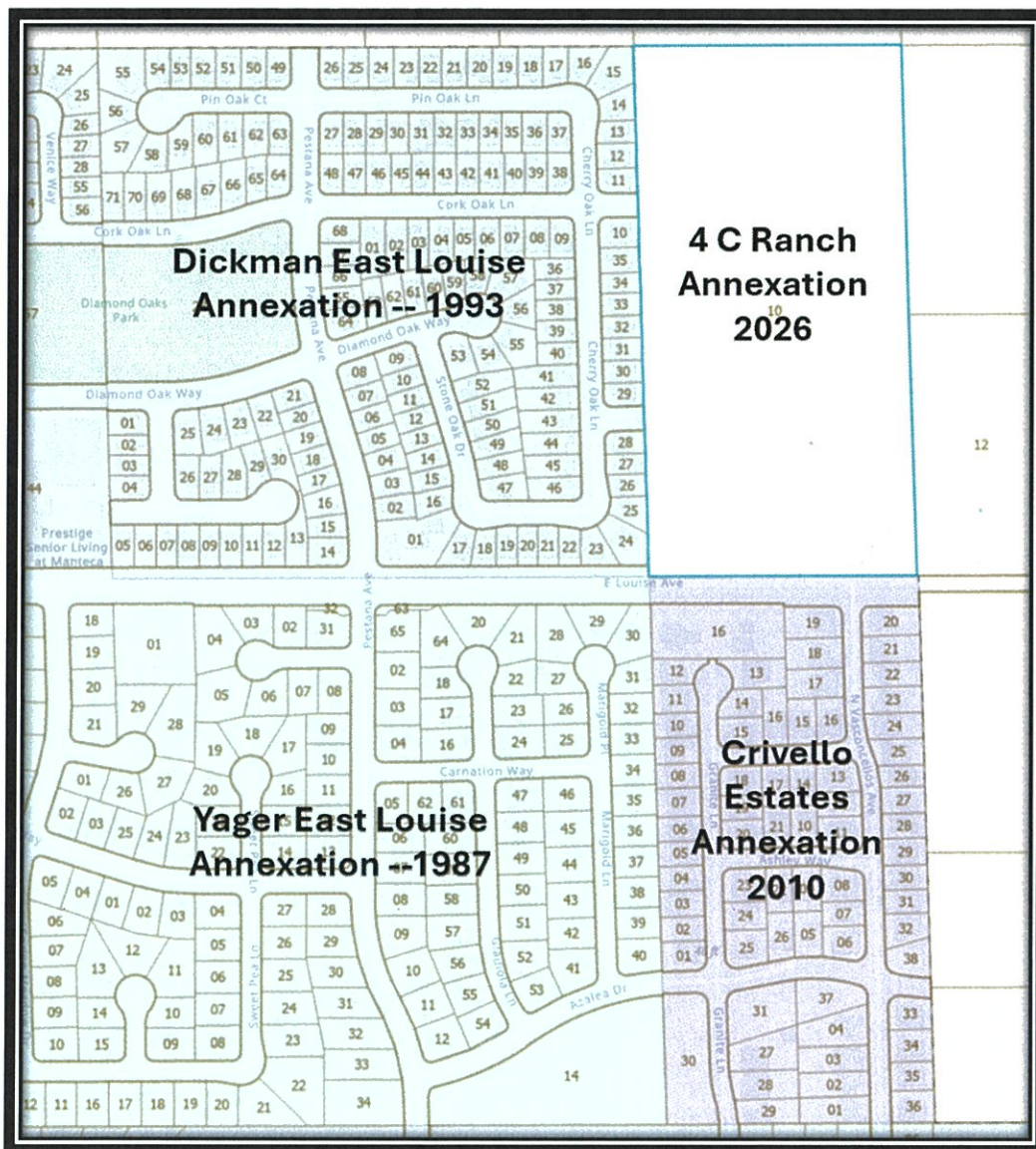
Fire Response Time Map

- (d) **Planned, Orderly, Efficient Patterns of Urban Development:** The 4 C Ranch Reorganization is within the City's existing Sphere of Influence and



within an unincorporated territory immediately to the east of existing City of Manteca territory.

The Commission's policy is that "Proposals to annex ... or otherwise correct illogical distortion of boundaries will normally be approved." The 4 C Ranch Reorganization implements this policy by "squaring-up" a portion of the City's eastern boundary by continuing the eastern boundary established south of Louise Avenue by the Crivello Estates annexation and the northern boundary established immediately west by the Dickman East Louise annexation (please see diagram below).



4 C Boundary Consistency Map



Another pertinent Commission policy is that, “Annexations to agencies providing urban services shall be progressive steps toward filling in the territory designated by the affected agency’s adopted sphere of influence. Proposed growth shall be from inner toward outer areas.” The 4 C Ranch reorganization implements this policy by its location forming the eastern boundary of the City. The City of Manteca is growing in a manner consistent with Commission’s policy in a west to east direction.

(g) Regional Transportation Plan (RTP):

The RTP Vehicle Miles Travelled (VMT) 2046 goal is 25.53 miles per capita. The City found that that project is exempt from VMT analysis pursuant to the the “Technical Advisory on Evaluating Transportation Impacts in CEQA” technical report by the Governor’s Office of Planning and Research and the City’s SB 743 Implementation Policy. The City’s policy provides for a VMT analysis exemption threshold of 1,000 average daily trips (ADT) generated for residential projects. The development 68 single family detached homes is expected to generate 708 (ADT), therefore, the City determined that no further analysis of VMT is required for the 4 C Ranch Reorganization.

(k) Sufficiency of Revenues:

A Fiscal Impact Analyst (FIA) for the project was conducted by Development Planning and Finance Group (DPFG). The conclusion of the FIA showed a a positive net surplus for the City after covering all additional public service costs linked to the Project, which will be funded by new public revenues generated from the development and activity of the Project, including fiscal mitigation payments made by the Project (CFD 2022-1). The fiscal mitigations, which include contributions towards public safety, street maintenance, parks and recreation landscape maintenance, and infrastructure improvements, through the annexation into CFD 2022-1, all of which support the positive fiscal outcomes.

The 4 C Ranch project is forecasted to generate a positive fiscal impact to the City of approximately \$109,392.00, as shown on the spreadsheet on the following page.



Buildout of 68 Single Family Residential Units	
Item	
General Fund Revenues	
Sales and Use Tax: General	\$17,055
Sales and Use Tax: Public Safety	\$495
Property Taxes	\$94,496
Property Tax: Vehicle License Fee (VLF)	\$45,619
Transient Occupancy Tax	\$14,899
Franchise Fees	\$4,941
Real Property Transfer Tax	\$4,011
License & Permits	\$4,441
Subtotal General Fund Revenues	\$185,957
CFD Special Tax [1]	\$39,750
Total General Fund Revenues & CFD Special Taxes	\$225,707
General Fund Expenditures	
General Government	
City Attorney	\$1,436
City Clerk	\$1,117
City Manager	\$4,848
Community Development	\$283
Engineering	\$308
Finance	\$3,100
Human Resources	\$1,813
Non Departmental	\$12,833
Public Works	\$9,865
Public Safety	
Police Department	\$53,569
Fire Department	\$25,737
Parks, Recreation, and Community Services	
Parks, Recreation, and Community Services	\$1,406
Total General Fund Expenditures	\$116,315
General Fund Operating Surplus/(Deficit)	\$109,392
[1] The Project will mitigate potential impacts on the General Fund by participation in CFD 2022-1 for public safety and road maintenance services.	

Sufficiency of Revenue by 4 C Ranch Reorganization



(l) **Timely availability of water supplies:** Potable water to the territory within the 4 C Ranch Reorganization area will be served by the City of Manteca. The City adopted the City of Manteca 2020 Urban Water Management Plan (UWMP). The UWMP serves as a long-term planning document for sustainable water supply, and includes a description of water sources, historical and projected water use, and a comparison of water supply and demand during normal and dry years. The UWMP has identified regional water demand in normal, single dry, and multiple dry years in five-year increments. Water demand projections were based on buildout of the City's General Plan.

The UWMP indicates that the City would have up to approximately 22,611 to 34,550 acre-feet per year (AFY) and a surplus of 1,012 to 5,736 AFY during a 5 consecutive dry year cycle. The tables below show the projected supply and demand totals under multiple dry year conditions scenarios for the first, second, third, fourth, and fifth years.

7.1.3.3 Potable Water Service Reliability – Five Consecutive Dry Years

Table 7-6 compares projected five consecutive dry years potable supply and projected potable demands. No potable water supply shortage is anticipated during the five consecutive dry years through 2050. The City's potable water supplies are reliable during five consecutive dry year period.

Table 7-6. Multiple Dry Years Supply and Demand Comparison – Potable^(a) (DWR Table 7-4R)

		2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)
First year	Supply totals	22,611	24,257	32,902	34,550	34,550
	Use totals	20,117	22,677	25,562	28,814	28,814
	Surplus/(shortfall)	2,494	1,580	7,340	5,736	5,736
Second year	Supply totals	22,940	24,586	33,232	34,550	34,550
	Use totals	20,629	23,254	26,212	28,814	28,814
	Surplus/(shortfall)	2,311	1,332	7,020	5,736	5,736
Third year	Supply totals	22,335	24,898	29,653	31,721	31,721
	Use totals	21,141	23,831	26,863	28,814	28,814
	Surplus/(shortfall)	1,194	1,067	2,790	2,907	2,907
Fourth year	Supply totals	22,665	25,227	29,983	31,721	31,721
	Use totals	21,653	24,408	27,513	28,814	28,814
	Surplus/(shortfall)	1,012	819	2,470	2,907	2,907
Fifth year	Supply totals	23,928	25,573	34,220	34,550	34,550
	Use totals	22,165	24,985	28,164	28,814	28,814
	Surplus/(shortfall)	1,763	588	6,056	5,736	5,736
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.						
NOTES:						
(a) No WSCP actions are planned for these years, as no supply shortfalls are projected.						



Attachments:

- Attachment 1 City of Manteca City Council Resolution 2026-27
- Attachment 2 City of Manteca Ordinance O2026-07
- Attachment 3 Property Tax Sharing Agreement (A-24-38)
- Attachment 4 Detachment Agreement signed by 4C LLC & LMFD
- Attachment 5 Property Owner Consent
- Attachment 6 SJLAFCo Resolution of Approval
- Attachment 7 Boundary Map and Legal Description
- Attachment 8 Pre-zoning Map



Attachment 1

RESOLUTION R2026-57

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING ANNEXATION (ANX 21-25) AND AUTHORIZE STAFF TO INITIATE ANNEXATION PROCEEDINGS OF THE 4-C RANCH PROJECT SITE (APN 208-080-10)

WHEREAS, the Manteca Planning Commission, at its duly noticed public hearing of March 5, 2026, adopted Resolution 2026-07 and -08 recommending City Council Annexation (ANX 21-25), Prezone (PRZ 21-26), and a Tentative Subdivision Map (TSM 21-14) for the 4-C Ranch Annexation Project (the "Project"), filed by Raymus Homes, Toni Raymus (the "Applicant"); and

WHEREAS, the 19.68± acre Project Site is located at 9683 East Louise Avenue, in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 208-080-10 (the "Project Site"); and

WHEREAS, the Applicant proposes the reorganization of the Project Site from unincorporated land in San Joaquin County into the City of Manteca, as shown in the Annexation Map and Legal Description attached to the staff report as 'Attachment 3 - Exhibit 'A' Annexation Map and Legal Description'; and

WHEREAS, the Project includes a Prezone to assign the Project Site an R-1 (One-Family Dwelling) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code, as shown in the Ordinance and Prezone Map attached to the staff report as 'Attachment 4 – Ordinance for Prezone 21-25' and 'Attachment 5 – Exhibit 'A' Prezone Map'; and

WHEREAS, the R-1 (One-Family Dwelling) zoning designation is consistent with the Low-Density Residential (LDR) 2043 General Plan land use designation; and

WHEREAS, approval of Annexation 21-25 and Prezone 21-26 would allow for the development of Tentative Subdivision Map 21-14 consisting of 68 single-family residential lots, including associated open space and public improvements, within a contiguous City boundary; and

WHEREAS, the Project Site is located within the City's Interim Sphere of Influence and 10-year growth horizon as identified in the Municipal Service Review adopted by the San Joaquin Local Agency Formation Commission on July 14, 2022; and

WHEREAS, the Project Site is not encumbered by any development covenants or restrictions, including a Williamson Act contract; and

WHEREAS, the Project will be required to detach from the Lathrop-Manteca Fire District as a condition of incorporation into the City of Manteca; and

WHEREAS, a Fiscal Impact Analysis dated August 11, 2025, concluded that annexation of the Project Site would result in a long-term fiscal benefit to the City due to the 60/40 property tax-sharing agreement entered into by the City and San Joaquin County on February 27, 2024; and

WHEREAS, the Project is consistent with applicable State law and the requirements of the San Joaquin Local Agency Formation Commission (LAFCo), and the Applicant has followed the required procedures for this Annexation; and

WHEREAS, the Project meets 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; contributes its fair share toward infrastructure and public facility needs; supports the City's Regional Housing Needs Assessment and jobs-to-housing balance objectives; promotes environmental justice 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, all necessary findings for approval of the Project are fully set forth in the Staff Report dated March 5, 2026; and

WHEREAS, the Project was evaluated in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

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

WHEREAS, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

WHEREAS, the City Council, at its duly noticed public hearing of April 7, 2026, has considered all information related to this matter, including 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. Recitals. 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. CEQA. The Project was evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impacts have been identified, as concluded in the 15183 Consistency Checklist dated August 2024, incorporated herein by reference.
3. Entitlements Approval Findings. 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.
4. Entitlement Recommendation. Based on the foregoing findings, the City Council hereby approves Annexation (ANX 21-25) and authorizes Staff to initiate annexation proceedings of the 4-C Ranch Project Site (APN: 208-080-10) as shown in the Annexation and Legal Descriptions attached to the staff report as 'Attachment 3 – Exhibit 'A' Annexation Map and Legal Description.'
5. Effective Date. Adoption of this Resolution shall take effect immediately.

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 7th day of April, 2026, by the following vote:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

ABSENT: None

ABSTAIN: None

MAYOR: _____



GARY SINGH
Mayor

ATTEST: _____



CASSANDRA CANDINI-TILTON
City Clerk

Exhibit 'A'

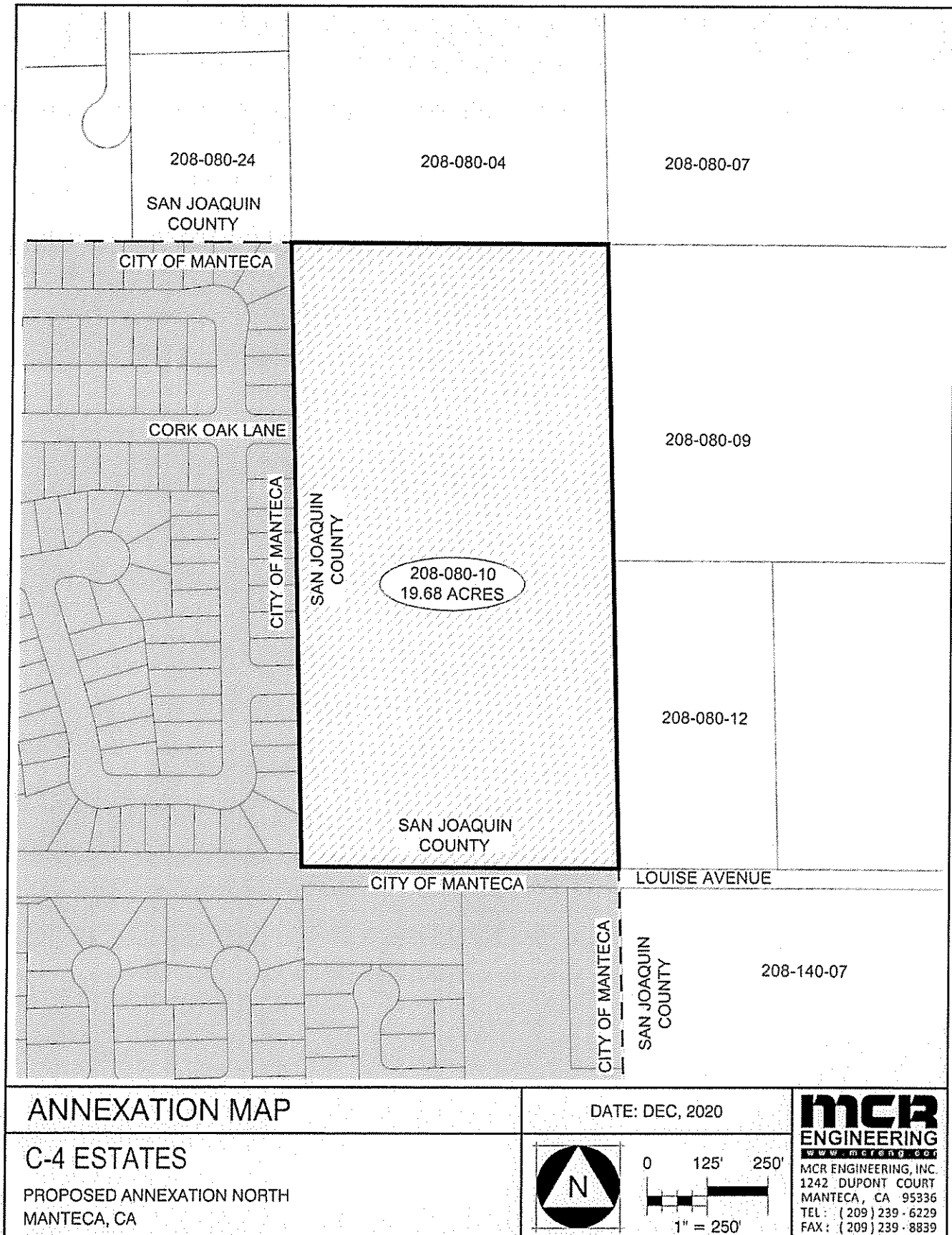


Exhibit 'A'

Legal Description

The land described herein is situated in the State of California, County of San Joaquin, unincorporated area, described as follows:

Lot 73 of Plat of Section No. 3 of Summer Home Tract, in the unincorporated area of the County of San Joaquin, according to the Official Map or Plat thereof filed for record April 7, 1903, in Vol. 3 of Maps and Plats, Page 19, San Joaquin County Records.

APN: 208-080-10

Attachment 2

ORDINANCE O2026-07

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, ASSIGNING APN: 208-080-10 WITH AN R-1 (ONE-FAMILY DWELLING) PREZONE DESIGNATION BY AMENDING THE ZONING MAP SET FORTH IN SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of March 5, 2026, adopted Resolution No. 2026-07 recommending City Council approve Annexation (ANX 21-25) authorizing Staff to initiate annexation proceedings for APN: 208-080-10, and by ordinance approve Prezone (PRZ 21-26) assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation by amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code; and

WHEREAS, the 19.68±-acre Project Site is located at 9683 East Louise Avenue, in the County of San Joaquin, identified as Assessor's Parcel Number (APN) 208-080-10 (the "Project Site"); and

WHEREAS, the Project includes a Prezone to assign the Project Site an R-1 (One-Family Dwelling) City zoning designation pursuant to Section 17.10.190 of the Manteca Municipal Code; and

WHEREAS, the R-1 (One-Family Dwelling) zoning designation is consistent with the Low-Density Residential (LDR) 2043 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; contributes its fair share toward infrastructure and public facility needs; supports the City's Regional Housing Needs Assessment and jobs-to-housing balance objectives; promotes environmental justice 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 15183 of the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project qualifies for streamlined environmental review because it is consistent with the development density and land use intensity established by the 2043 General Plan and analyzed in the certified General Plan Environmental Impact Report (SCH #2020019010), and no new significant or substantially more severe environmental impact have been identified, as concluded in the 15183 Consistency Checklist dated August 2024; and

WHEREAS, all the necessary findings for approval of the Project were made and described in the staff report dated March 5, 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 ordinance 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.

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 prezone application PRZ 21-26 fully set forth in the Planning Commission Staff Report (dated March 5, 2026) and supporting documents, which is hereby incorporated by reference into this Ordinance.

SECTION 2: Amendment. Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code the Zoning Map is hereby amended by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) prezone designation as shown in staff report 'Attachment 5 – Exhibit 'A': Prezone Map'.

SECTION 3: CEQA. The Project has been deemed exempt from further environmental review pursuant to Section 15061(b)(3)) of the CEQA Guidelines, because this action is solely a policy decision, not involving a direct physical change or disturbance to the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4: Typographical or Clerical (Scrivener) Errors. Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration in accordance with Section 36934 of the California Government Code.

SECTION 5: 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 6: Publication. This Ordinance shall be published in accordance with

Section 36933 of the California Government Code.

SECTION 7: 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 7th day of April, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the 21st day of April, 2026, by the following vote:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

ABSENT: None

ABSTAIN: None

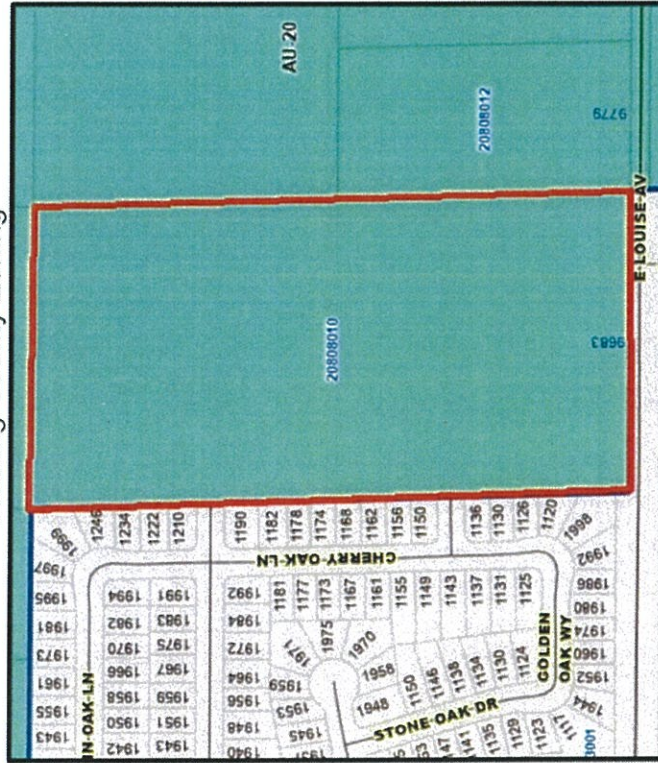
ATTEST: 
CASSANDRA CANDINI-TILTON
City Clerk

EXHIBIT A

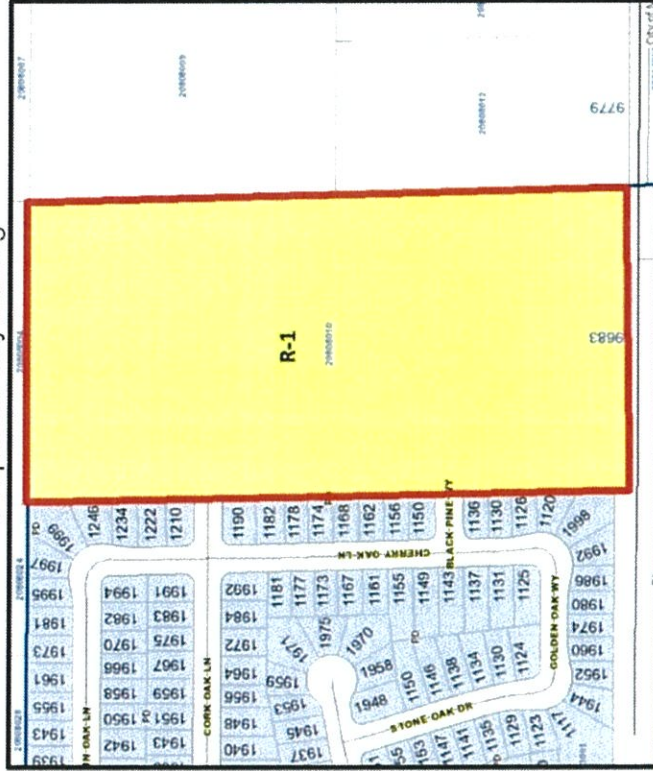
Prezone Map

4-C Ranch Annexation

Existing County Zoning



Proposed City Zoning



AU Zone. The Agriculture-Urban Reserve (AU) Zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities. This zone implements the Agriculture-Urban Reserve land use designation of the General Plan. AU-20 restricts parcels in this district to a minimum of 20 acres in size.

One-Family Dwelling Zoning District (R-1). This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.

Attachment 3
BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-24-38

Approve and Authorize a Second Addendum to the Agreement (A-14-373) for Property Tax
Allocation Upon Annexation Between the County of San Joaquin and the City of Manteca

WHEREAS, on December 2, 2014, the City of Manteca and the County of San Joaquin entered into a Master Property Tax Sharing Agreement (A-14-373) with an expiration date of December 1, 2021;

WHEREAS, on December 4, 2018, the Board of Supervisors approved the first Addendum to the Master Property Tax Agreement between the County of San Joaquin and the City of Manteca (A-18-418), extending the Master Property Tax Agreement for an additional seven years, up to and including December 1, 2028.

NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors does hereby approve the Second Addendum to the Master Property Tax Agreement between the County of San Joaquin and the City of Manteca, revising the Annexation Property Tax Base split to 10% City and 90% County with all Incremental Growth split 40% City and 60% County to distribute property tax revenues more equitably between the City and the County based on service responsibility for additional subdivision development areas.

PASSED AND ADOPTED February 27, 2024, by the following vote of the Board of Supervisors, to wit:

AYES: **Canepa, Patti, Ding, Rickman, Villapudua**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California

By **Rachél DeBord**



Miguel A. Villapudua

MIGUEL A. VILLAPUDUA
Chairman, Board of Supervisors
County of San Joaquin
State of California

Attachment 4

AGREEMENT BETWEEN THE CITY OF MANTECA, 4-C RANCH LLC AND LATHROP-MANTECA FIRE PROTECTION DISTRICT REGARDING ANNEXATION OF PROPERTY FROM THE DISTRICT TO THE CITY OF MANTECA.

This Agreement is made and entered into this ____ day of _____, 2025 by and between the City of Manteca, a municipal corporation ("CITY"), 4-C Ranch, LLC, a California limited liability company ("APPLICANT") and the Lathrop-Manteca Fire Protection District, a California Special Fire District ("DISTRICT").

WITNESSETH

WHEREAS, APPLICANT desires to annex property known as the 4-C Ranch Property Subdivision Project, totaling 19.68 acres located at 9683 E. Louise Avenue, into the City of Manteca. The assessor's parcel number for the annexed property is 208-080-10 (the "Property"). A legal description and map identifying the location of the 4-C Ranch Property is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, upon annexation, a detachment of the Property from the DISTRICT that serves the Property occurs because the CITY will provide fire services once the Property is annexed; and

WHEREAS, upon annexation, the DISTRICT will lose their share of the property tax previously allocated to them; and

WHEREAS, APPLICANT and the DISTRICT desire to resolve the transition of lost revenue(s) to the DISTRICT and comply with the existing policy of the Local Agency Formation Commission.

NOW THEREFORE, it is mutually agreed by and between the CITY, APPLICANT and DISTRICT as follows:

1. Upon annexation of the Property to the CITY and the detachment of the Property from the DISTRICT, APPLICANT shall pay to the DISTRICT, within 15 business days of said annexation recordation, the amount of \$5,000.00 as and for an unconditional release and waiver from any additional obligation(s).
2. The provisions of the Agreement shall inure to the benefit of and bind the heirs, successors and assigns of the respective parties to this Agreement.
3. The parties intend that this Agreement and the covenants created herein shall constitute covenants running with the land, as defined in California Civil Code Section 1462, so as to bind and benefit the successors, heirs and assigns of the parties.

4. It is understood and agreed by and between the parties hereto that this Agreement shall be deemed and construed to be entered into and to be performed in the County of San Joaquin, State of California, and it is further understood and agreed by and between the parties hereto that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to the Agreement and also govern the interpretation of this Agreement.
5. Should any legal action be brought by a party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court in addition to any other remedies.
6. Any notice required by this Agreement shall be in writing and delivered postage prepaid as follows:

TO APPLICANT:
Ryan Gerding
4-C Ranch, LLC
1433 Moffat Blvd., Ste. 13
Manteca, CA 95336

TO CITY:
City Clerk
City of Manteca
1001 W. Center Street Manteca, CA 95337

TO DISTRICT:
Chief David A. Bramell Lathrop-
Manteca Fire District
1900 I Somerston Parkway Lathrop, CA 95350

7. This Agreement may be amended in writing by the mutual agreement of all the parties.
8. In consideration of the covenants, conditions and promises of APPLICANT to be performed as set forth in this Agreement, DISTRICT shall not contest or otherwise oppose the annexation sought by APPLICANT.

IN WITNESS WHEREOF, the parties have executed the Agreement by their authorized representatives the day and year first above written.

(Signatures follow on next page)

4-C RANCH, LLC:

BY: 
NAME: TONI RAYMUS
TITLE: MANAGING MEMBER

DATE: 12/18/25

LATHROP-MANTECA FIRE PROTECTION DISTRICT:

BY: 
NAME: DAVID A. BRAMELL
TITLE: FIRE CHIEF

DATE: 12/9/2025

CITY OF MANTECA:

BY: _____
NAME: TONI LUNDGREN
TITLE: CITY MANAGER

DATE: _____

ATTEST:

BY: _____
NAME: CASSANDRA CANDINI-TILTON
TITLE: DIRECTOR OF LEGISLATIVE SERVICES

DATE: _____

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: _____
NAME: KOUSHA MCKEENEJAD
TITLE: DEPUTY CITY ATTORNEY

LMFD DISTRICT COUNSEL

BY: 
NAME: ANDY PINASCO
TITLE: ATTORNEY AT LAW

Exhibit "A"

4-C Ranch Legal Description and Map

The land described herein is situated in the State of California, County of San Joaquin, unincorporated area, described as follows:

Lot 73 of Plat of Section No. 3 of Summer Home Tract, in the unincorporated area of the County of San Joaquin, according to the Official Map or Plat thereof filed for record April 7, 1903, in Vol. 3 of Maps and Plats, Page 19, San Joaquin County Records.

APN: 208-080-10

Exhibit " B "

4-C Ranch Annexation Mitigation - Lathrop-Manteca Fire District

4-C Ranch Annexation Mitigation - LMFD <i>(15 Year Term with 8% Annual Escalator)</i>			
Year	Annual Ad Valorem	Annual Override	Ad Valorem + Override
2025	\$ 140.80	\$ 155.00	\$ 295.80
2026	\$ 152.06	\$ 155.00	\$ 307.06
2027	\$ 164.23	\$ 155.00	\$ 319.23
2028	\$ 177.37	\$ 155.00	\$ 332.37
2029	\$ 191.56	\$ 155.00	\$ 346.56
2030	\$ 206.88	\$ 155.00	\$ 361.88
2031	\$ 223.43	\$ 155.00	\$ 378.43
2032	\$ 241.31	\$ 155.00	\$ 396.31
2033	\$ 260.61	\$ 155.00	\$ 415.61
2034	\$ 281.46	\$ 155.00	\$ 436.46
2035	\$ 303.98	\$ 155.00	\$ 458.98
2036	\$ 328.29	\$ 155.00	\$ 483.29
2037	\$ 354.56	\$ 155.00	\$ 509.56
2038	\$ 382.92	\$ 155.00	\$ 537.92
2039	\$ 413.56	\$ 155.00	\$ 568.56
	\$ 3,823.02	\$ 2,325.00	\$ 6,148.02



ATTACHMENT CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

CONSENT TO ANNEXATION

The undersigned, being the owner(s) of Property identified below does/do hereby consent to the annexation of the designated parcel(s), and desire to receive benefits and services provided the residents of the City. The undersigned does/do consent to the payment of taxes at the same rate as paid by the present residents of the City, and to pay any indebtedness of liability to said City of Manteca contracted prior to or existing at the time of such annexation.

APN: 208-080-10 Address: 9683 East Louise Avenue, Manteca, CA 95336

* Owner's Signature  Date 3/10/2021
DocuSigned by: A99F98D1B89447B... Sign

Carolee Barritt, Trustee of the Pauline Consoli Declaration of Trust
 Print Name

APN: _____ Address: _____

* Owner's Signature _____ Date _____
 Sign

 Print Name

APN: _____ Address: _____

* Owner's Signature _____ Date _____
 Sign

 Print Name

APN: _____ Address: _____

* Owner's Signature _____ Date _____
 Sign

 Print Name

*Please sign your name as it appears on your tax records.

Office Use Only

ANNEXATION FILE #:

1001 WEST CENTER STREET • MANTECA, CA 95337 • (209) 239-8427 • FAX (209) 825-2349

EMAIL: planning@ci.manteca.ca.us

April 20, 2005

Attachment 6

**ADMINISTRATIVE RESOLUTION NO. 26-1567
BEFORE THE EXECUTIVE OFFICER OF THE SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION APPROVING THE 19.79 ACRE 4 C RANCH
REORGANIZATION LOCATED AT 9683 EAST LOUISE AVENUE (APN 208-080-10) TO
THE CITY OF MANTECA (LAFC 16-26)**

WHEREAS, the 4 C Ranch Reorganization proposal including a Notice of Exemption (California Code of Regulations, Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning), Annexation to the City of Manteca and Detachment from Lathrop-Manteca Fire Protection District was authorized to be filed by the City of Manteca City Council Resolution 2026-57 adopted on April 7, 2026; and

WHEREAS, the territory withing the boundaries of the 4 C Ranch Reorganization was pre-zoned to R-1 (One-Family Dwelling), the implementing zone of the Low Density Residential (LDR) City of Manteca 2043 General Plan Land Use Element Designation; and,

WHEREAS, the territory of the reorganization is a single parcel commonly referred to as 9683 East Louise Avenue (APN 208-080-10) being Lot 73, as shown upon Map entitled, Plat of Section No. 3 of Summer Home Tract, filed for record on April 7, 1903 in Vol. 3 of Maps and Plats, page 19, San Joaquin County Records and is fully described in the attached map and legal description; and

WHEREAS, the development plan for the proposed reorganization territory includes that upon annexation to the City, the territory will be subdivided into sixty-eight (68) parcels; and

WHEREAS, On April 8, 2026, the City recorded a Notice of Exemption pursuant to the California Code of Regulations (CEQA Guidelines), Section 15163, Projects Consistent with Community Plan, General Plan, or Zoning, with the San Joaquin County Records Office and the State Clearinghouse (SCH# 2020019010); and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the Notice of Exemption prepared by the City of Manteca and the Commission evaluated and reached it's own conclusion as to whether and how to approve the proposed reorganization; and

WHEREAS, on July 14, 2022, the Commission evaluated and adopted a comprehensive review of municipal services provided by the City of Manteca and circumstances have not changed to the extent to necessitate the re-evaluation this review pursuant to Government Code Section 56425(g); and

WHEREAS, on February 7, 2024, the City of Manteca and San Joaquin County executed a master Property Tax Allocation Agreement with a term until December 1, 2028; and

WHEREAS, the City of Manteca filed an application for 4 C Ranch Reorganization to the Commission and a Certificate of Filing issued on May 28, 2026, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, on July 28, 2026, a boundary map and legal description meeting State Board of Equalization protocol was approved by the San Joaquin County Surveyor and is attached to this resolution; and

WHEREAS, the 4 C Ranch Reorganization boundary filed by the City of Manteca is co-terminus with the boundaries of a single parcel of land, 19.79 acres in size owned by 4 C Ranch, LLC, commonly referred to as 9683 East Louise Avenue (APN 208-080-10); and

WHEREAS, the City of Manteca has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City of Manteca General Plan, the City's annual budgeting process, master planning processes for water supply and distribution, wastewater and sewer systems, storm water management, parks and open space as well as fire protection and law enforcement services; and

WHEREAS, the territory of the 4 C Ranch Reorganization is currently zoned by San Joaquin County as General Agriculture Urban Reserve (AU(20)); and

WHEREAS, San Joaquin County defines the Agricultural Urban Reserve zone as, "intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly growth and to assure the proper timing and economical provision of services and utilities"; and

WHEREAS, the territory of the 4 C Ranch Reorganization is within the City of Manteca Sphere of Influence, 10 year planning time horizon; and

WHEREAS, the 4 C Ranch Reorganization General Plan Land Use Element Map Designation as Low Density Residential is described as providing, "for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences, 2.1 to 8 dwelling units per acre; and

WHEREAS, the development plan for the reorganized territory calls for development of single family detached dwellings at a density of 3.44 dwelling units per acre; and

WHEREAS, State Government Code Section 56375(a)(1) states that the Commission shall have the power and duty to review and approve with or without amendment, wholly, partially, or conditionally proposals for changes of organization, consistent with written policies, procedures, and guidelines adopted by the commission"; and

WHEREAS, State Government Code Section 56662 states that the Commission may make determinations without a notice and hearing regarding Reorganization, detachment or reorganization requests and waive protest proceedings entirely if said request meets certain criteria; and

WHEREAS, State Government Code Section 56662(1) states that the Commission may make a determination without a notice and hearing if the territory is uninhabited; and

WHEREAS, pursuant to Government Code Section 56662(1), on August 21, 2026 the Registrar of Voters found that the 4 C Ranch Reorganization territory is considered uninhabited with zero (0) registered voters residing within the boundaries of the territory; and

WHEREAS, State Government Code Section 56662(2) states that the Commission may make a determination without a notice and hearing if an affected local agency has not submitted a written demand for notice and hearing during the 10-day period as described in subdivision (c);

WHEREAS, pursuant to Government Code Section 56662(2) the Notice of Request for Comments was issued on June 2, 2026 allowing agencies and no written demands for notice and hearing were received; and

WHEREAS, State Government Code Section 56662(3)(B), the Commission may make a determination without notice and hearing if the proposal is accompanied by proof, satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the proposed reorganization has 100% property owner consent to be annexed as on March 10, 2021 written consent was signed by a then trustee of the Pauline Consoli Declaration of Trust, Carolee Barritt, that was submitted as part of the application by the City of Manteca; and

WHEREAS, a Notice of Pending Territorial Boundary Change was published and posted on the Commission's website on April 28, 2026; and

WHEREAS, on May 20, 2026, a sign of Pending Territorial Boundary Change was posted on the site; and

WHEREAS, there has not been any requests for a public hearing received regarding proposed Reorganization; and

WHEREAS, the project staff report by the Executive Officer evaluated the applicable factors set forth in Section 56668 of the California Government Code.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Executive Officer of the Commission has independently reviewed, considered, and concurs with the City's Notice of Exemption adopted by the City of Manteca on April 7, 2026 and recorded on April 8, 2026.

Section 2. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 3. Finds that no written request for Notice and Hearing were received by either affected public agencies or members of the public.

Section 4. That since signing the consent to be annexed the property has transacted to the 4 C Ranch, LLC with the disclosure and understanding that the property owner signed a consent to be annexed by the City of Manteca; and that the consent to be annexed statement is included as Attachment 5 of this resolution.

Section 5. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 6. Prior to the recordation of a Certificate of Completion for the reorganization, the applicant shall submit to the Executive Officer a duly executed detachment agreement by all vested parties for the detachment of territory from the Lathrop-Manteca Fire Protection District of 9683 East Louise Avenue (APN 208-080-10), more fully described in Attachment 6, Boundary Map and Legal Description.

Section 7. Prior to the recordation of a Certificate of Completion for the reorganization, the applicant shall submit payment of all fees and costs incurred and expected for the processing, evaluation and approval of the Reorganization to the satisfaction of the Executive Officer.

Section 8. In the event that the zoning of the territory associated with the 4 C Ranch Reorganization is amended within twenty-four (24) months of this approval, then the City of Manteca shall notify the Commission pursuant to State Government Code Section 56375(e).

Section 9. Prior to any ground disturbing activities on the site, the applicant shall submit plans for review and approval to the San Joaquin County Department of Environmental Health for the following factors and site conditions:

- A. Connection to a public sewer system is required (San Joaquin County Development Title, Section 9-604.010(b)).
- B. Connection to an approved public water supply system is required (San Joaquin County Development Title, Section 9-602.010)
- C. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
- D. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

Section 10. Prior to any ground disturbing activities on the site, the applicant shall submit proof of participation in the San Joaquin Multi-Species Habitat Conservation Plan administered by SJCOG, Inc.; or, submit proof of issuance of all necessary permits from the appropriate local, state and federal agencies regarding habitat conservation.

Section 11. Prior to the issuance of a permit for future site development, the applicant shall submit plans to Caltrans District 10, Office of Metropolitan Planning for review and comment.

Section 12. The City of Manteca, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the 4 C Ranch Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 13. As allowed under Government Code Section 56107 and Government Code Section 56883, the Executive Officer may make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 14. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 15. The Commission finds that the proposed Reorganization, as amended, to the City of Manteca will be for the interest of residents, landowners and businesses of the City; and, to the territory proposed to be incorporated into the City of Manteca in accordance with the City's General Plan and applicable municipal code provisions, as amended.

ADMINISTRATIVELY ADOPTED this 26th day of August 2026.

San Joaquin LAFCo
Resolution 1567
September 1, 2026

APPROVED:

J.D. HIGHTOWER, EXECUTIVE OFFICER
San Joaquin Local Agency Formation Commission

ATTEST:

MITZI STITES, COMMISSION CLERK/ANALYST
San Joaquin Local Agency Formation Commission

July 15, 2026

Attachment 7
DESCRIPTION OF
4-C RANCH REORGANIZATION
TO THE CITY OF MANTECA,
SAN JOAQUIN COUNTY, CALIFORNIA
(LAFC 16-26)

A portion of the southeast quarter (SE 1/4) of Section 27, Township 1 South, Range 7 East, Mount Diablo Base and Meridian, County of San Joaquin, State of California, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 73, as shown on that certain map entitled "Plat of Section No. 3 of Summer Home Tract" filed for record in Book 3 of Maps and Plats, Page 19, San Joaquin County Records, also being the southwest corner of Lot 75 of last said map, also being a point on the east line of the Crivello Reorganization to the City of Manteca, Annexation No. LAFC 28-09, effective January 28, 2020, also being a point on the south line of said Section 27; thence along the east line of said Manteca City Limit Line, (1) North 01°54'01" West, 20.01 feet to the north right-of-way line of Louise Avenue and the TRUE POINT OF BEGINNING; thence continuing along said north right-of-way line and the Manteca City Limit Line the following two (2) courses (being courses 2 through 3): thence parallel with the south section line of said Section 27, (2) South 89°38'20" West, 661.75 feet; and (3) North 01°54'01" West, 1303.05 feet to the northwest corner of said Lot 73; thence along the north line of said Lot 73, (4) North 89°38'20" East, 661.75 feet to the northeast corner of said Lot 73; thence along the east line of said Lot 73, (5) South 01°54'01" East, 1303.05 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 19.79 acres, more or less.

All dimensions are ground distances for this description.



A PORTION OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 7 EAST,
MOUNT DIABLO BASE AND MERIDIAN,
SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

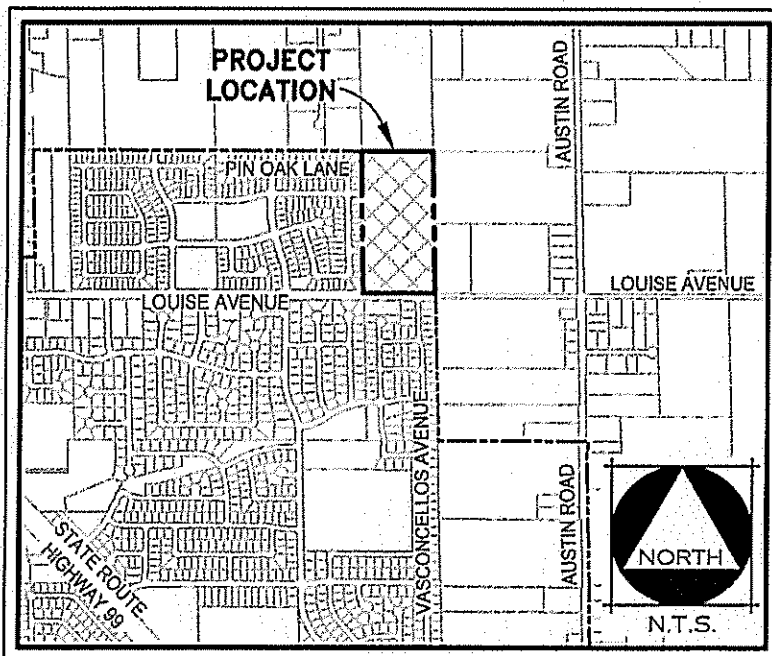
MAP OF
4-C RANCH REORGANIZATION
TO THE CITY OF MANTECA
(LAFC 16-26)

SAN JOAQUIN COUNTY, CALIFORNIA
JULY 15, 2026

LEGEND:

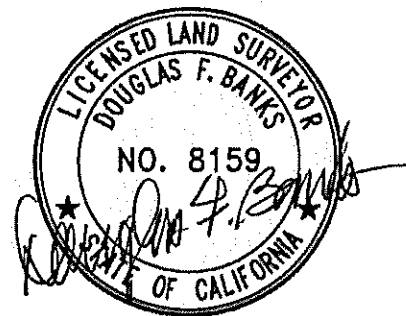
EXISTING CITY LIMIT LINE SHOWN THUS

PROPOSED ANNEXATION SHOWN THUS



VICINITY MAP

NOT TO SCALE



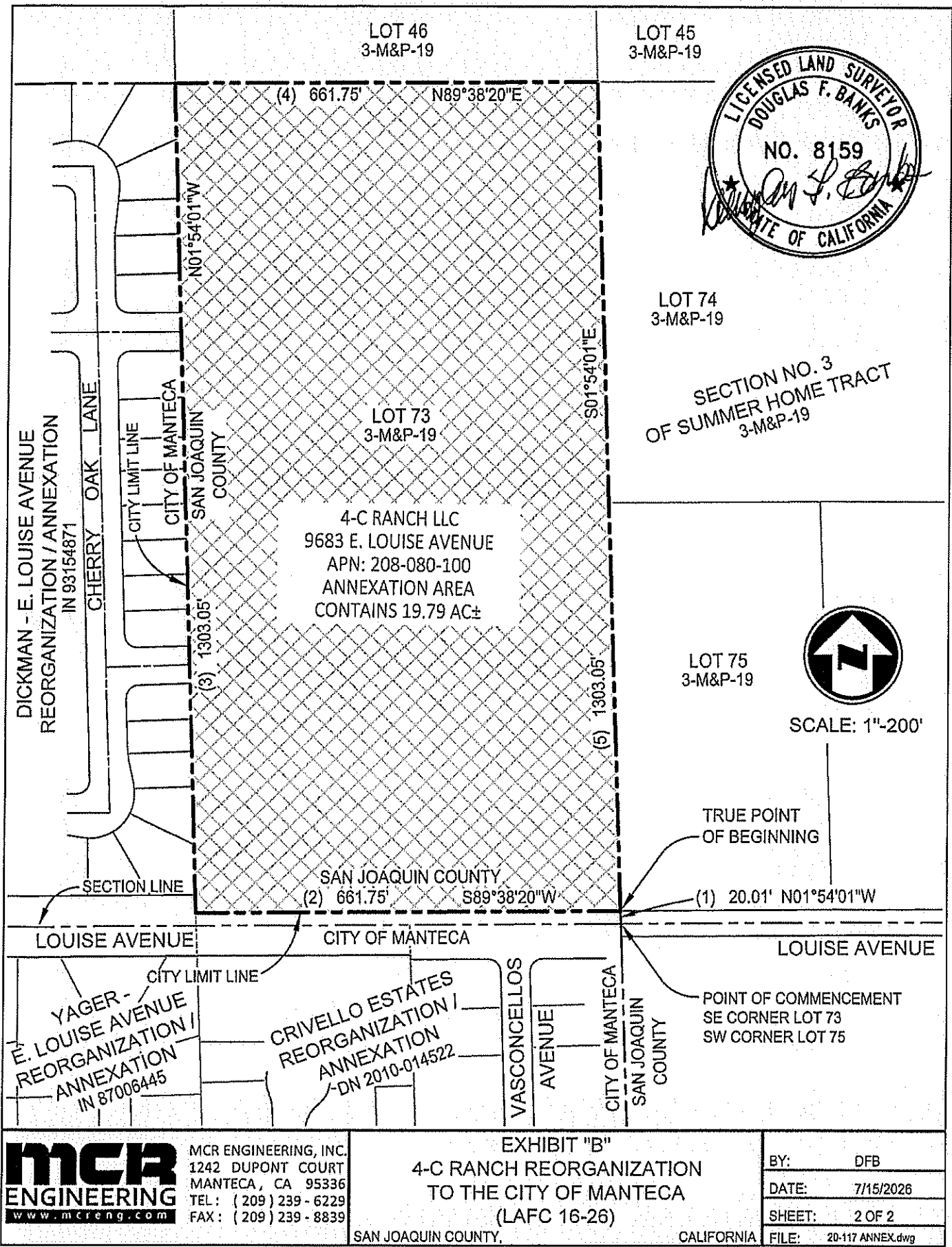
MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

EXHIBIT "B"
4-C RANCH REORGANIZATION
TO THE CITY OF MANTECA
(LAFC 16-26)

SAN JOAQUIN COUNTY,

CALIFORNIA

BY:	DFB
DATE:	7/15/2026
SHEET:	1 OF 2
FILE:	20-117 ANNEX.dwg



Attachment 8

Prezone Map

4-C Ranch Annexation

Existing County Zoning



Proposed City Zoning



Attachment 8

AU Zone. The Agriculture-Urban Reserve (AU) Zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities. This zone implements the Agriculture-Urban Reserve land use designation of the General Plan. AU-20 restricts parcels in this district to a minimum of 20 acres in size.

One-Family Dwelling Zoning District (R-1). This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.

LOCAL AGENCY FORMATION COMMISSION
OF SAN JOAQUIN COUNTY

CERTIFICATE OF FILING

STATE OF CALIFORNIA)
)
COUNTY OF SAN JOAQUIN)

RE: 4C Ranch Reorganization to the City of Manteca (LAFC 16-26)

I, J.D. Hightower, Executive Officer of the Local Agency Formation Commission of San Joaquin County certify that on the 28th day of May 2026, the herein named application for change of reorganization or annexation identified by the short-term designation: 4C Ranch Reorganization to the City of Manteca.

Said application was found to be in the form prescribed by the Commission and contains the information and data required for formal acceptance by the Commission. The Commission will hear this proposed project at its regular meeting on August 14th, 2026

Executed this 28th day of May
in Stockton, California



J.D. Hightower, Executive Officer
Local Agency Formation Commission
of San Joaquin County

ORIG: File