

**ORDINANCE NO. 1430**

**AN ORDINANCE AMENDING ORDINANCE NO. 1310, THE UNION RANCH SPECIFIC PLAN ADOPTION ORDINANCE, AS AMENDED, A ZONING MAP CHANGE**

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

**SECTION I.** The Zoning Map of the City of Manteca, Zoning Ordinance No. 940, as amended in Zoning Ordinance No. 1310 is hereby amended as designated relating to Specific Plan Amendment No. SPPA 08-91000001 attached hereto and made a part hereof and as more fully described in Exhibit "A" attached.

**SECTION II.** Affecting the area known as the Union Ranch Annexation Area or Union Ranch Specific Plan Area and more fully described in Exhibit "B" attached

**SECTION III.** This Ordinance shall become effective thirty (30) days from adoption.

**SECTION IV.** The amendment is exempt from the provision of the California Environmental Quality Act per the provision listed in section 15182.

**SECTION V.** Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall cause a copy of it to be published once in the Manteca Bulletin, a newspaper of general circulation, along with a notice setting forth the date of the adoption and the title of this Ordinance.

**DATED: January 20, 2009**

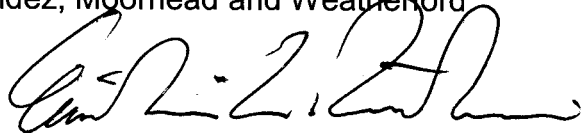
**ROLL CALL:**

**AYES:** Councilmembers Harris, Hernandez, Moorhead and Weatherford

**NOES:** None

**ABSENT:** Councilmember DeBrum

  
**JOANN TILTON, MMC**  
CITY CLERK

  
**WILLIE W. WEATHERFORD**  
MAYOR

**CERTIFICATE**

I, **JOANN TILTON**, City Clerk of the City of Manteca, do hereby certify that Ordinance No. 1430 was **INTRODUCED** at an regular meeting of the Manteca City Council held the 6th day of January, 2009, and was thereafter **PASSED, ADOPTED AND ORDERED TO PRINT** at an adjourned regular meeting of the Manteca City Council held the 20th day of January 2009.

  
**JOANN TILTON, MMC**  
CITY CLERK

Exhibit A

1. Changing the zoning designation of three residential zones in the Woodbridge section of the Union Road Specific Plan. R-1-4-WB, R-1-5-WB and R-1-6-WB will be changed to R-1-WB.
2. Table C.4.2 Development Standards shall be replaced as follows:

General Land Use Designation	LDR	LDR			CMU	OS	P
Specific Plan Classification	R-1-6-UR (a)	R-1-WB					
Lot Size Categories(b)	N/A	4,600-5,499	5,500-7,499	7,500 +	N/A	N/A	N/A
Minimum Lot Area (sf) (c)	6000	4,600	5,500	7,500	N/A	N/A	N/A
Minimum Lot Width (sf) (c)	60	46	55	75	N/A	N/A	N/A
Minimum Lot Depth (ft) (c)	100	98	98	98	N/A	N/A	N/A
Minimum front yard setback from back of sidewalk to Garage Door (ft)	N/A	20	20	20	N/A	N/A	N/A
Minimum Front Yard Setback to Dwelling (ft) from Property Line	20	20	20	20	N/A	N/A	N/A
Minimum Side Yard Setback- One side (ft)	5/12	5	5	5	N/A	N/A	N/A
Minimum Rear Yard Setback (ft) (d)	20	13	13	13	N/A	N/A	N/A
Maximum Lot Coverage (% of lot) single story	45%	55%	55%	55%	N/A	N/A	N/A
Maximum lot Coverage (% of lot) two story	40%	N/A	N/A	N/A	N/A	N/A	N/A
Floor Ratio	N/A	N/A	N/A	N/A	1.0	N/A	N/A
Maximum Building Height	2 stories/ 30 feet	1 story/ 20 feet	1 story/ 20 feet	1 story/ 20 feet	3 stories/ 35 feet	N/A	N/A
Maximum Building Height Adjacent to LDR (ft)	N/A	N/A	N/A	N/A	2 stories/ 28 feet- within 60 feet	N/A	N/A
Minimum Rear Yard Setback from CMU to LDR (ft)	20	N/A	N/A	N/A	20	N/A	N/A

(a) City of Manteca Zone Requirements

- (b)** In the Woodbridge Section of the URSP the developer is required to provide a percentage of each type of lot category based on lot size as outlined in Table C.3.2 Lot Summary.
  - (c)** In the Woodbridge Section of the URSP minimum lot size for cul-de-sac lots shall be 29' frontage and 80' depth. The Community Development Director may make exceptions for up to 10% of the lots allowing a variance of lot width, depth, area and the 3:1 lot width depth ratio.
  - (d)** 13' minimum setback to livable structure, 8' minimum setback to porch/covered patio.
3. Additional minor clerical changes that remove the terms R-1-4-WB, R-1-5-WB and R-1-6-WB and replace with R-1-WB through out the Specific Plan Document.

Ex "B"

DESCRIPTION OF  
UNION RANCH ANNEXATION  
TO THE CITY OF MANTECA  
SAN JOAQUIN COUNTY, CALIFORNIA

A portion of Sections 19, 20 and 24, Township 1 South, Range 7 East, and  
Section 24, Township 1 South, Range 6 East, Mount Diablo Base and Meridian,  
San Joaquin County, California, more particularly described as follows:

Beginning at the intersection of the north line of 84-foot wide Lathrop Road with  
the east line of the southwest quarter of said Section 20, said intersection being on the  
Manteca City Limit line; thence along said City Limit line the following fourteen (14)  
courses: (1) South  $89^{\circ}48'30''$  West, 50.02 feet; (2) North  $1^{\circ}52'12''$  West, 700.47 feet;  
(3) South  $89^{\circ}48'30''$  West, 1,270.27 feet; (4) South  $1^{\circ}53'49''$  East, 552.54 feet; (5) North  
 $89^{\circ}48'30''$  East, 299.90 feet; (6) South  $1^{\circ}56'30''$  East, 150.00 feet; (7) South  $89^{\circ}48'30''$ ,  
West 300.05 feet; (8) South  $1^{\circ}53'49''$  East, 10.00 feet; (9) South  $89^{\circ}48'30''$  West, 1,240  
feet, more or less; (10) North  $46^{\circ}04'$  West, 71.78 feet to the east line of 50-foot wide  
Union Road; (11) Westerly, 50 feet, more or less, to the west line of said Union Road;  
(12) South  $44^{\circ}07'$  West, 69.43 feet; (13) North  $89^{\circ}51'30''$  West, 2,367 feet, more or less;  
and (14) North  $2^{\circ}17'$  West, 12.00 feet to a point on the north line of said Lathrop Road,  
said point also being the southeast corner of Parcel "A" shown on parcel map, filed for  
record in Book 4 of Parcel Maps, page 147, San Joaquin County Records; thence  
leaving said City Limits line and running along the boundary of said Parcel "A" the  
following two (2) courses (being courses 15 and 16): (15) North  $2^{\circ}17'$  West, 428.00 feet

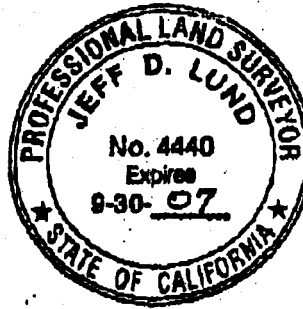
and (16) North  $89^{\circ}51'30''$  West, 219.00 feet to a point on the west line of the southeast quarter of said Section 19; (17) thence along said west line North  $2^{\circ}17'$  West, 854.09 feet to its intersection with the south line of the north half of the southwest quarter of said Section 19; (18) thence along said south line and its westerly projection, North  $89^{\circ}52'$  West, 2,601.07 feet to the west line of 80-foot wide Airport Way; (19) thence along said west line North  $02^{\circ}49'$  West, 1,324 feet, more or less to the south line of the northeast quarter of said Section 24; (20) thence Easterly, 40 feet, more or less to the west quarter section corner of said Section 19; (21) thence South  $89^{\circ}53'16''$  East, 2,575 feet, more or less to the center of Section 19; (22) thence North  $02^{\circ}17'$  West, 2,649.75 feet to the north quarter corner of said Section 19; (23) thence along the north line of said Section 19 South  $89^{\circ}53'$  East, 2,133.98 feet to the northeast corner of Parcel "B" shown on parcel map, filed for record in Book 8 of Parcel Maps, page 115, San Joaquin County Records; thence along the boundary of said Parcel "B" the following two (2) courses (being courses 24 and 25): (24) South  $1^{\circ}54'30''$  East, 255.60 feet and (25) South  $89^{\circ}53'$  East, 142.03 feet to the northwest corner of Parcel "A" of said parcel map; (26) thence along the east line of said Parcel "A" and its southerly projection, South  $1^{\circ}54'30''$  East, 899.98 feet to the south line of Parcel "C" shown on Record of Survey filed for record in Volume 26 of Surveys, page 164, San Joaquin County Records; (27) thence along said south line and its easterly projection North  $89^{\circ}05'30''$  East, 394 feet to the east line of said Union Road; (28) thence along said east line South  $1^{\circ}54'30''$  East, 887.5 feet to the northwest corner of that certain parcel of land described as Parcel 2 in deed to Henry Hoff and Sons, recorded in Book 4212, page 170, Official Records of San Joaquin County; (29) thence along the north line of said

Parcel 2 and its easterly projection South 89°53'30" East, 2,616.8 feet to a point on the north-south quarter section line of said Section 20; (30) thence along said quarter section line Southerly, 3,215 feet, more or less to the point of beginning.

Containing 560 acres, more or less.

APPROVED AS TO DESCRIPTION  
County Surveyor

By: *Jeff Lund*  
Assistant County Surveyor  
10-24-2005



SV-51050-T1