



Yosemite Mixed Use Conversion (Batch GPA Site 5)

General Plan Amendment (GPA 26-0039)

Zoning Map Amendment (REZ 26-0039)

June 18, 2026

City of Manteca Planning Commission Public Hearing

Yosemite Mixed Use Conversion (Batch GPA Site 5)

City Initiated General Plan

- Amendment (GPA 26-0039)
- Rezone (REZ 26-0039)
- Approximately 22.95 acres
- Location: Southwest of West Yosemite Avenue and South Airport Way
- APNs 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76



Why is the Amendment Being Proposed?

- Establish consistency between General Plan and Zoning Maps
- Create a unified Commercial Mixed Use (CMU) land use pattern
- Support future mixed-use residential and commercial opportunities
- Encourage infill development within an existing urbanized area
- Advance General Plan goals related to housing and economic development



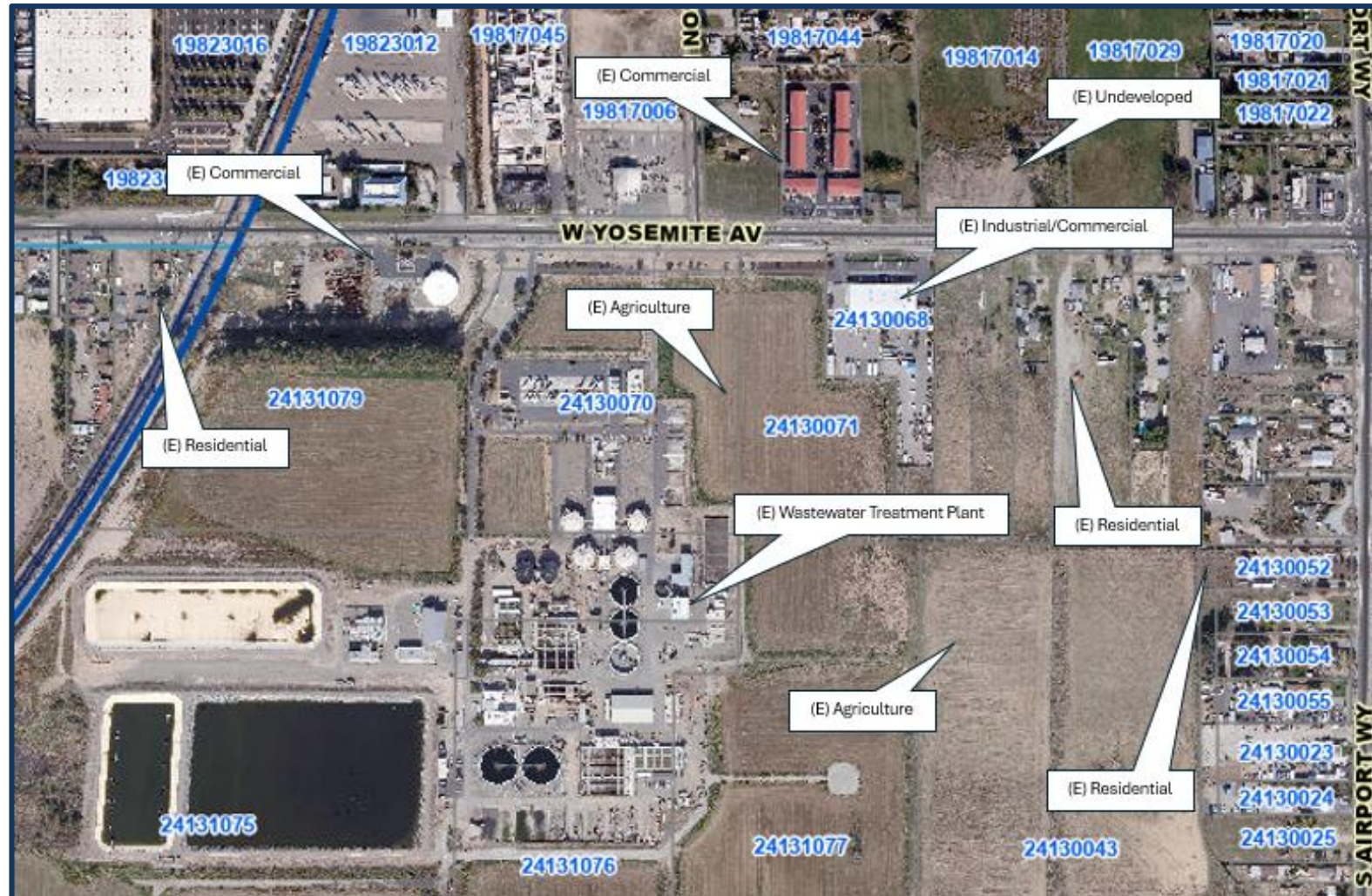
Adjacent Uses

EXISTING SITE USES

- Industrial uses
- Commercial uses
- Single-family residences

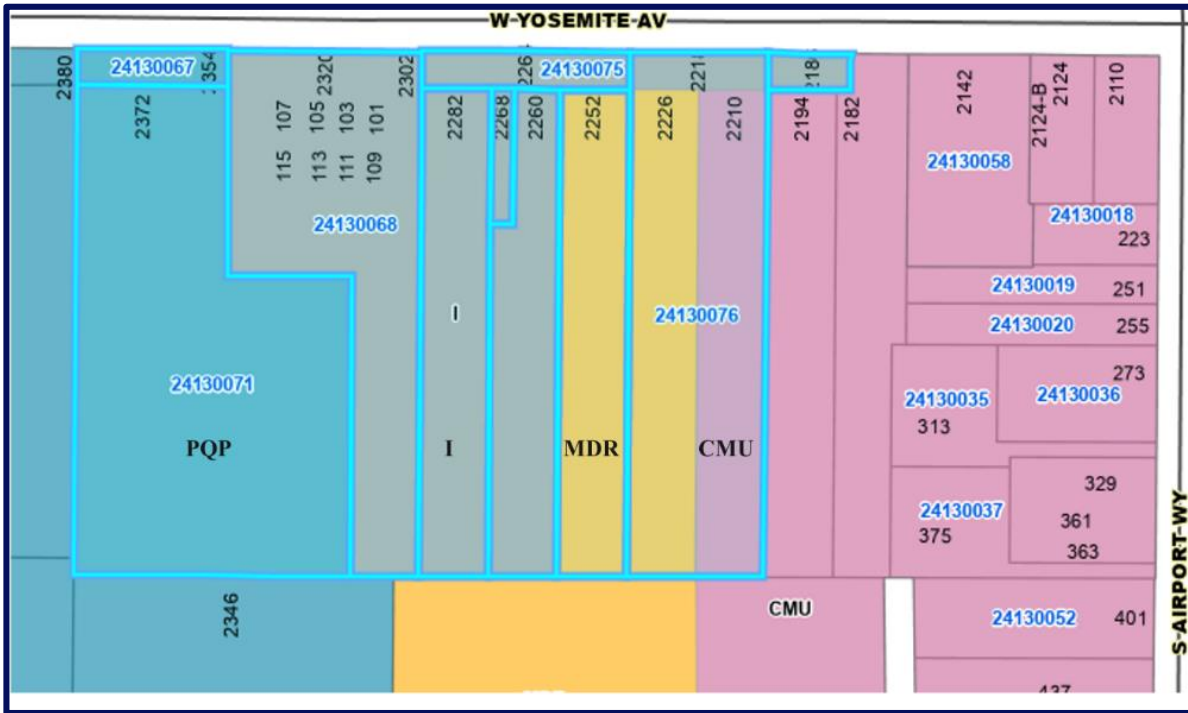
SURROUNDING USES

- North: Commercial and undeveloped land
- East: Commercial and residential uses
- South: Agricultural uses
- West: Agricultural uses and Wastewater Treatment Plant



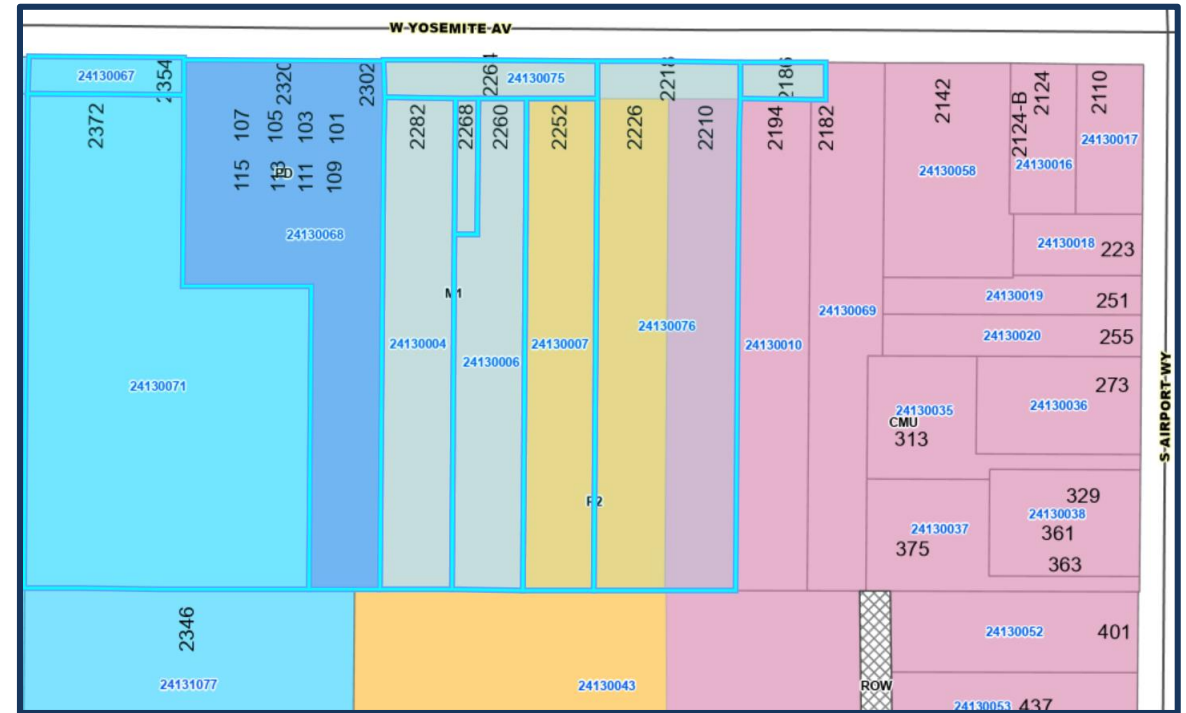
General Plan and Zoning

GENERAL PLAN DESIGNATION



The project site includes General Plan Designations Public/Quasi Public (PQP), Industrial (I), Medium Density Residential (MDR) and Commercial Mixed Use (CMU)

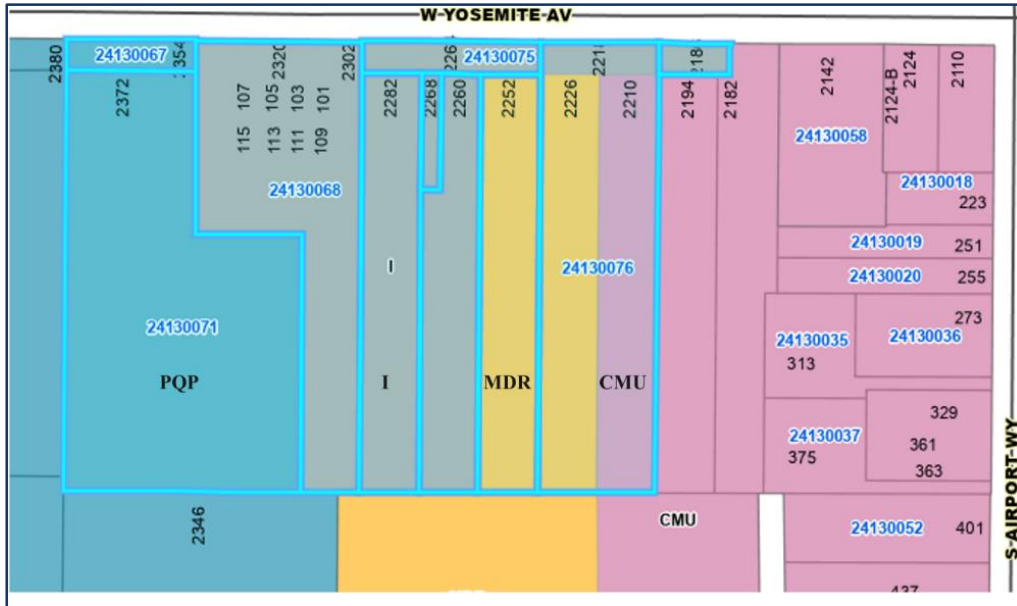
ZONING DESIGNATION



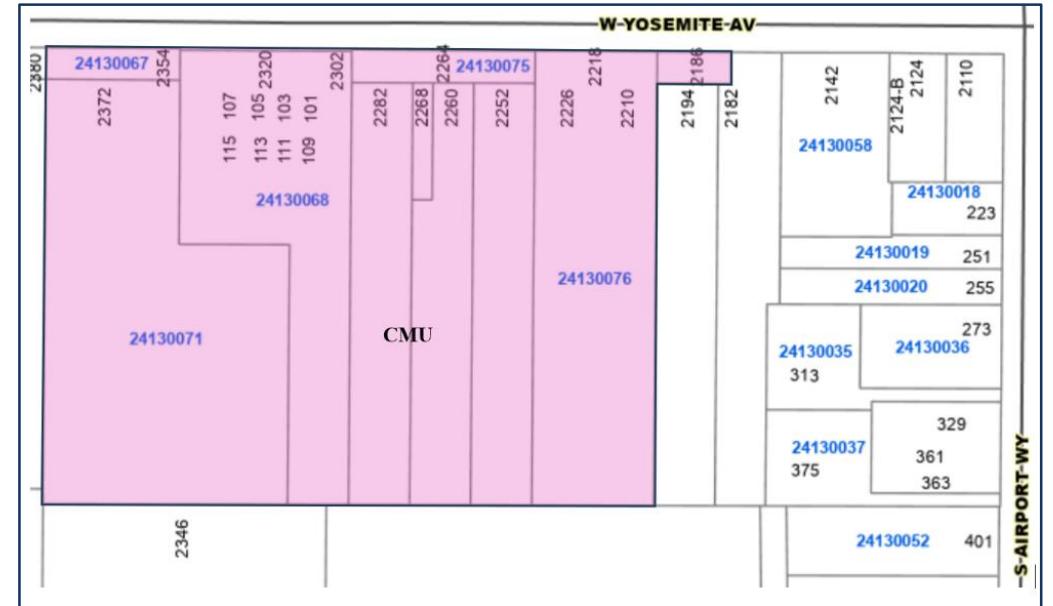
The project site includes Zoning Designations Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), Limited Multiple Family Dwelling (R-2), Mixed Use Commercial (CMU)

Proposed General Plan Amendment

EXISTING GENERAL PLAN DESIGNATION



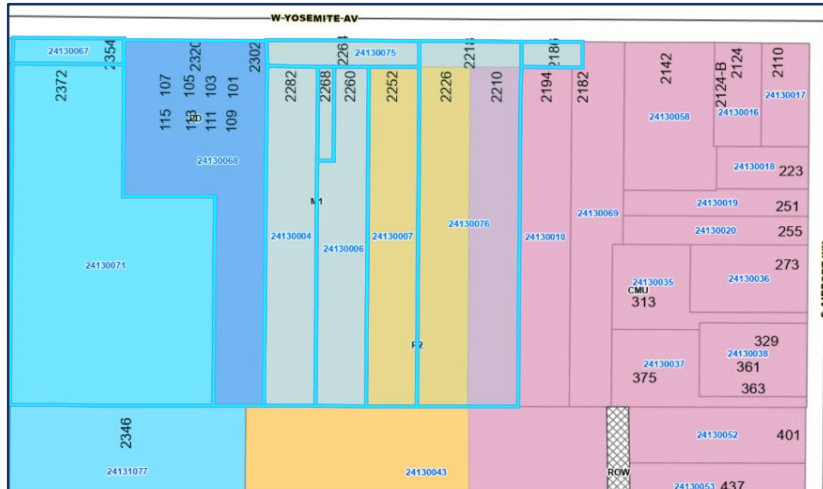
PROPOSED GENERAL PLAN DESIGNATION



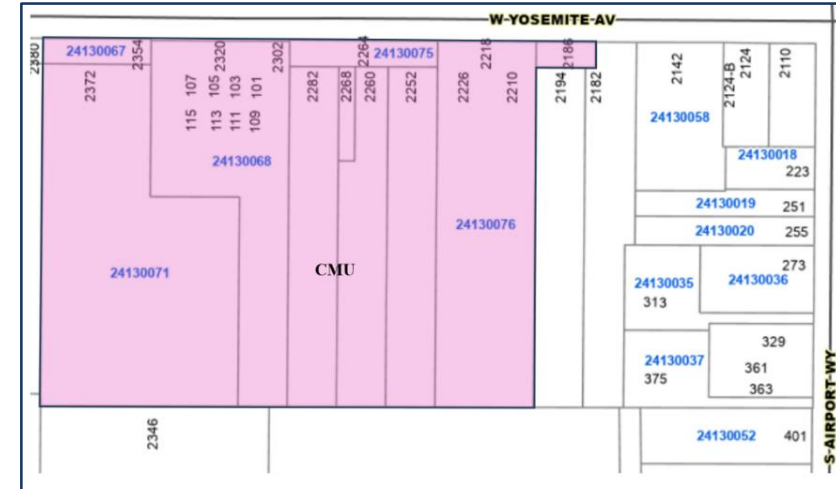
Existing Designation	Acres	Proposed Designation	Acres
Industrial (I)	9.32	Commercial Mixed Use (CMU)	± 22.95
Public/Quasi Public (PQP)	7.39		
Medium Density Residential (MDR)	4.27		
Existing Commercial Mixed Use (CMU)	1.97		

Proposed Rezone Map Amendments

EXISTING ZONING DESIGNATION



PROPOSED ZONING DESIGNATION



Existing Designation	Acres	Proposed Designation	Acres
Industrial (I)	5.24	Mixed Use Commercial (CMU)	± 22.95
Public/Quasi Public (PQP)	7.39		
Medium Density Residential (MDR)	4.27		
Existing Commercial Mixed Use (CMU)	1.97		
Planned development PD	4.08		

General Plan Conformance

2043 General Plan Conformance

The project supports:

- Mixed-use development opportunities
- Infill development within existing urban areas
- Efficient use of infrastructure and public services
- Housing opportunities
- Economic development and job creation
- Orderly and coordinated growth

Finding

The amendment is in the public interest and consistent with the General Plan.



Potential Future Development

ENVIRONMENTAL ANALYSIS FUTURE ASSUMPTIONS AS CMU

- Approximately 251,341 square feet of commercial development
- Up to 519 residential units

IMPORTANT TO NOTE

- No site plan is proposed
- No construction approvals are requested
- Future projects would require separate entitlement applications and CEQA review



Public Hearing Notice

This project was duly noticed to all property owners within a 500-foot radius of the project site and to the Manteca Bulletin on May 29, 2026.

Staff did not receive any comments.



MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

Classified Insertion Order

City of Manteca - Development Services Department MB#05-88/PHN Yosemite Mixed Use Conversion Batch Site 5 GPA 26-0039, REZ 26-0039

Contact: Address: City of Manteca - Development Services Department 1215 W. CENTER ST., SUITE 201 MANTECA CA 95337	Sales Rep: MB - Liz Mora Phone: 209-456-8516 Email: lgain@ci.mantec.ca.us Fax: 209-923-8949	Order Date: 5/28/2026 Order Number: 166399 Advertiser No: 22786
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Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
5/29/2026	5/29/2026	3	3	MB#05-88/PHN Yosemite Mixed Use Conversion Batch Site 5 GPA 26-0039, REZ 26-0039	Public Hearings/Notices	11.1271 Inches	\$300.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online



CEQA

ENVIRONMENTAL DOCUMENT

Initial Study / Mitigated Negative Declaration SCH No. 2026040460

POTENTIAL IMPACTS EVALUATED

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
 - Noise
- Tribal Cultural Resources

Mitigation measures identified for all potentially significant impacts.

CONCLUSION

All impacts reduced to less-than-significant levels with MMRP.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and adopt resolutions recommending the City Council:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.
2. Approve the General Plan Amendment (GPA 26-0039)
3. Approve the Zoning Map Amendment (REZ 26-0039)





Thank you

June 18, 2026

City of Manteca Planning Commission Public Hearing