

**EXHIBIT 'A'
ORDINANCE 2026-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING SECTION C.4. (PERMITTED USES AND DEVELOPMENT STANDARDS) AND C.4.1. (PERMITTED LAND USE SUMMARY RESOURCES TABLE) OF THE UNION RANCH SPECIFIC PLAN OF SUBSECTION (C)(1) OF SECTION 17.28.020 RELATING TO SPECIFIC PLAN (SP) ZONING DISTRICT 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-___ recommending City Council approve Specific Plan Amendment (SPP 25-18) adopting an ordinance amending Section C.4. (Permitted Uses and Development Standards) and C.4.1.(Permitted Land Use Summary Resources Table) of the Union Ranch Specific Plan of Subsection (C)(1) of Section 17.28.020 relating to Specific Plan (SP) Zoning District of Title 17 of The Manteca Municipal Code

WHEREAS, the Manteca City Council adopted the Union Ranch Specific Plan (No. SPP 04-0002) by Ordinance No. 1310 on August 15, 2005; and

WHEREAS, the City may amend a specific plan as deemed necessary pursuant to Section 65453 of the California Government Code; and

WHEREAS, the Union Ranch Specific Plan was last amended on August 6, 2014, under Ordinance Number 1544; and

WHEREAS, the proposed Project remains in substantial conformance with the overall intent of the Union Ranch Specific Plan's goals, policies, and objectives assessed under the 2023 General Plan; and

WHEREAS, the proposed Project will not conflict with the 2043 General Plan, and further enhance implementation of Land Use Goal LU-3, Land Use Policy LU-P-49, Community Development Policy CD-8; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is Categorically Exempt from further environmental review pursuant to Sections 15061 (b)(3) and 15332 CEQA Guidelines, as concluded in the Environmental Clearance Memorandum dated November 6, 2025; and

WHEREAS, all necessary findings for approval of the Project have been made and are fully set forth in the Planning Commission Staff Report dated March 5, 2026; and

ATTACHMENT 3

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, all legal prerequisites to adopt the foregoing ordinance have occurred.

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

SECTION 1: Amendments.

§ C.4 Permitted Uses and Development Standards.

Table C.4.1 provides a detailed allocation of permitted uses in each land use category. Uses are identified with a “C” for a conditional use permit, “M” for a minor use permit, and “P” for permitted uses. Uses not identified as either “C” or “P”, are not permitted in the Plan Area.

Table C.4.1 Permitted Land Use Summary

General Land Use Designation	LDR	LDR	CMU	OS	P
Gardening/ Landscape Supply			M		
Drive-In and Drive-Through			M		

SECTION 2: CEQA. The Project has been deemed Categorically Exempt from further environmental review pursuant to Sections 15061(b)(3) and 15332 of the CEQA Guidelines, because it qualifies under the Common Sense and Infill Development exemptions, as concluded in the Environmental Clearance Memorandum dated November 6, 2025, and incorporated herein by reference.

SECTION 3: 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 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 Section 36933 of the California Government Code.

ATTACHMENT 3

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

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 ____, 2026, 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:

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON, CITY CLERK