



City of Manteca Planning Commission
AGENDA REPORT

ATTACHMENT 1
STAFF REPORT 06/18/2026

MEETING DATE: June 18, 2026

PROJECT NAME: Yosemite Mixed Use Conversion, Batch GPA Site 5

PROJECT LOCATION: Various

APPLICATION NUMBERS: GPA 26-39, REZ 26-39

RECOMMENDATION:

Planning Commission conduct a public hearing for the Yosemite Mixed Use Conversion, Batch GPA Site 5 project, and by motion, consider adoption of the following;

1. A resolution recommending the City Council make the necessary findings and adopt an Initial Study/Mitigated Negative Declaration (SCH# 2026040460), and associated Mitigation Monitoring and Reporting Program for the Yosemite Mixed Use Conversion Batch GPA Site 5 project consisting of a General Plan Map Amendment and Zoning Map Amendment; and
2. A resolution recommending the City Council approve General Plan Amendment (GPA 26-39) to amend the land use designation of approximately 21.11 acres from Industrial (I), Public Quasi/Public (PQP), and Medium Density Residential (MDR) to Commercial Mixed Use (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76; and
3. A resolution recommending the City Council approve Rezone (REZ 26-39) to amend the Zoning Map for approximately 21.11 acres from Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), and Limited Multiple Family Dwelling (R2) to Mixed Use Commercial (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76; and

PROJECT INFORMATION	
APPLICANT	City of Manteca
PROPERTY OWNER	Ergonis Land Co LP; City of Manteca; Medoza, R.; South San Joaquin Irrigation District; Sidhu, P.
ZONING	Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), Limited Multiple Family Dwelling (R2), Mixed Use Commercial (CMU)
LAND USE DESIGNATION	Public/Quasi Public (PQP), Industrial (I), Medium Density Residential (MDR), Commercial Mixed Use (CMU)
EXISTING USE	Industrial, Commercial, Single-Family Residential
PROPOSED USE	No new uses proposed

PARCEL(S) SIZE	APN 241-300-04: 2.13 acres APN 241-300-05: 0.20 acres APN 241-300-06: 1.93 acres APN 241-300-07: 2.13 acres APN 241-300-67: 0.35 acres APN 241-300-68: 4.08 acres APN 241-300-71: 7.03 acres APN 241-300-74: 0.19 acres APN 241-300-75: 0.48 acres APN 241-300-76: 4.56 acres
ADJACENT USES	North: Commercial, Undeveloped South: Agricultural East: Commercial, Single-Family Residential West: Agricultural, Manteca Wastewater Treatment Plant

1. APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
 MMC 17.08.050 Public Hearing and Public Notices
 MMC 17.10.190 Zoning Amendment (Text and Map)
 MMC 17.10.200 General Plan Amendment (Text and Map)
 Pub. Res. Code, § 21000 et seq. | CEQA Guidelines § 15164

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 16 (Subdivisions) and Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

2. PROJECT BACKGROUND

Prior Action

The Manteca 2043 General Plan and associated Environmental Impact Report (EIR) were adopted in February 2024. The General Plan EIR evaluated the full buildout of the City's planned land uses, infrastructure improvements, and policy framework and identified mitigation measures for potential environmental impacts associated with future development throughout the Planning Area.

The project sites are currently designated with a variety of General Plan land use designations, including Public/Quasi Public (PQP), Industrial (I), Medium Density Residential (MDR), and Commercial Mixed Use (CMU). These designations allow for a range of residential, public, institutional, retail, office, service, Light industrial and manufacturing, and commercial uses at varying development intensities consistent with the standards established in the 2043 General Plan.

Project Review

The proposed project is limited to amendments to the General Plan land use designation and the Rezone and does not include any physical development, construction activity, site improvements, or operational changes. The application was processed solely as a policy and mapping consistency cleanup. The request is intended to align the City's land use and zoning for consistency purposes and does not authorize or approve any future development activity. As no construction or site modifications are proposed as part of this action, the project was not routed to internal departments or outside agencies for technical review. Any future development proposal associated with any of the subject properties would be required to undergo separate review, including applicable departmental routing, environmental review, and entitlement approvals.

3. PROJECT DESCRIPTION

The proposed Site 5 project consists of a General Plan Amendment (GPA) and a Rezone intended to streamline future mixed-use and housing opportunities within the City of Manteca. The project would amend the existing General Plan land use designations of Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) to a unified Commercial Mixed Use (CMU) designation. Concurrently, the project would rezone the site from Light Industrial (M-1), Planned Development (PD), Mixed Use Commercial (CMU), and Limited Multiple-Family Residential (R-2) to Mixed Use Commercial (CMU).

The proposed GPA and Rezone would result in a net increase in CMU-designated land within the City's General Plan planning area and a corresponding reduction in Industrial, Public/Quasi-Public, and Medium Density Residential land use designations.

No specific development proposal or construction activity is currently proposed as part of this application. Accordingly, the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project provides a program-level environmental analysis associated with the proposed GPA and rezone rather than a project-specific development analysis. Future development facilitated by the proposed land use and zoning changes may require additional discretionary approvals, including, but not limited to, Site Plan and Design Review, Tentative Subdivision Maps, and/or Use Permits, and would be subject to future project-specific CEQA review, as appropriate.

For purposes of environmental analysis, the IS/MND evaluated the maximum development potential permitted under the proposed CMU land use and zoning. Under the proposed designations, the site could accommodate up to approximately 251,341 square feet of commercial development and up to 519 residential units.

4. PROJECT LOCATION & SITE CONDITIONS

Location

The approximately 23.08-acre project site is located southwest of the intersection of West Yosemite Avenue and South Airport Way in the western portion of the City of Manteca and is identified by Assessor Parcel Numbers (APNs) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76. The site is currently designated Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) under the City of Manteca General Plan and is zoned Planned Development (PD), Limited Multiple-Family Residential (R-2), Light Industrial (M-1), and Mixed Use Commercial (CMU).



FIGURE 4.1: Existing General Plan Designation

Site Conditions

The project site is currently developed with a mix of industrial and commercial uses, as well as single-family residential uses. Surrounding land uses include commercial development and undeveloped land to the north, commercial and single-family residential uses to the east, agricultural uses to the south, and agricultural uses and the City of Manteca Wastewater Treatment Plant to the west.

5. ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth in the order below.

1. GENERAL PLAN CONFORMANCE
2. ZONING ORDINANCE CONFORMANCE
3. ENVIRONMENTAL DETERMINATION

5.1. GENERAL PLAN CONFORMANCE

The proposed Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project is consistent with the goals, policies, and overall vision of the City of Manteca 2043 General Plan. The project includes a General Plan Amendment (GPA) affecting approximately 21.11 acres located southwest of the West Yosemite Avenue and South Airport Way intersection. The project would amend the existing General Plan land use designations of Industrial (I), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) to Commercial Mixed Use (CMU). No specific development proposal or construction activity is currently proposed.

The proposed amendments are intended to create a more cohesive mixed-use land use pattern and support future infill development opportunities within an already urbanized area of the City. The project site is currently surrounded by a combination of commercial development, residential uses, undeveloped land, agricultural uses, and the Manteca Wastewater Treatment Plant. The proposed conversion to a unified CMU designation would allow for future mixed-use residential and commercial opportunities consistent with the City's long-term planning framework and economic development objectives.

The 2043 General Plan establishes a vision focused on thoughtfully planned growth, diverse housing opportunities, attractive commercial areas, and balanced land use patterns that support both residents and businesses. The proposed project advances this vision by facilitating future mixed-use development opportunities along a major corridor within the City's urban area while maintaining consistency with the General Plan's broader land use and growth management strategy.

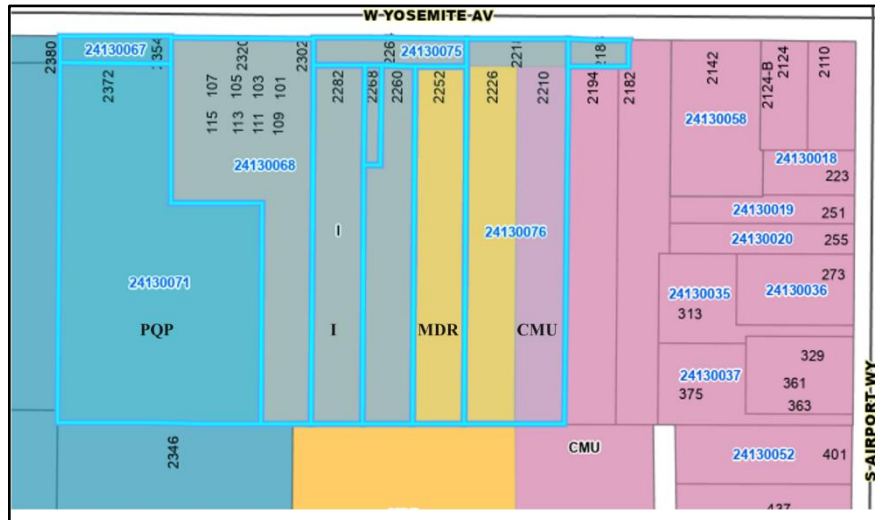


FIGURE 5.1.1: Existing General Plan Designation

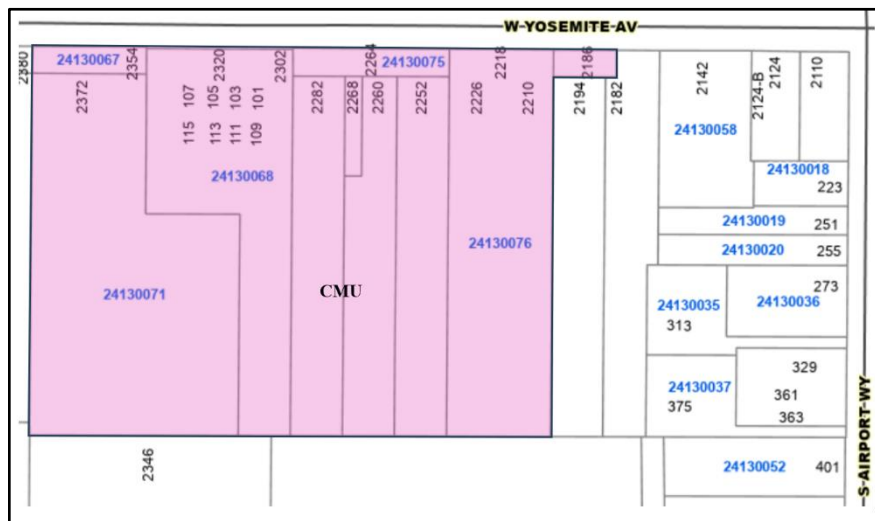


FIGURE 5.1.2: Proposed General Plan Designation

The 2043 General Plan requires staff to make the following findings in support of a General Plan Map Amendment. Pursuant to the 2043 General Plan and applicable provisions of the Manteca Municipal Code, the following findings can be made in support of the proposed General Plan Map Amendments:

1. The amendment is deemed to be in the public interest.

Finding: *The proposed General Plan Amendment is deemed to be in the public interest because it promotes orderly and coordinated land use planning consistent with the City's long-term vision for growth and development. The amendment would streamline future mixed-use and housing opportunities within an existing urbanized area of the City and provide consistency between land use designations, zoning, and anticipated future development patterns. The project supports implementation of the 2043 General Plan goals related to infill development, housing opportunities,*

economic development, and efficient use of existing infrastructure and public services. The amendment would also facilitate future development opportunities that may contribute to the City's housing supply, economic vitality, and overall community development objectives.

2. The amendment is consistent and/or compatible with the rest of the General Plan.

Finding: The proposed General Plan Amendment is consistent and compatible with the goals, policies, and overall intent of the 2043 General Plan. The amendment supports the General Plan's land use framework by consolidating multiple land use designations into a unified Commercial Mixed Use (CMU) designation intended to accommodate future mixed-use residential and commercial development opportunities. The amendment is consistent with General Plan policies promoting orderly growth, infill development, housing opportunities, economic development, and efficient utilization of land within the City's planned urban area. The project site is located within an area planned for urban development and is surrounded by existing urban uses and infrastructure. The amendment would not conflict with the General Plan's vision, guiding principles, or development assumptions.

3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.

Finding: The potential environmental impacts associated with the proposed amendment have been evaluated through the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA). The environmental analysis concluded that all potentially significant impacts associated with the proposed General Plan Amendment and corresponding rezone would either be less than significant or mitigated to a less-than-significant level through implementation of identified mitigation measures. The amendment itself does not approve any specific development proposal or construction activity. Future development facilitated by the amendment would remain subject to additional discretionary review, environmental analysis, and compliance with all applicable City standards and regulations. Accordingly, the amendment has been determined not to be detrimental to the public health, safety, or welfare.

4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

Finding: The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City of Manteca Municipal Code. Public notice and hearing requirements associated with the proposed amendment have been satisfied in accordance with State law and local regulations. Environmental review for the project was completed through preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) prepared pursuant to CEQA and the CEQA Guidelines. The Planning Commission conducted a duly noticed public hearing and considered all testimony and evidence presented regarding the proposed amendment prior to making a recommendation to the City Council.

Additionally, the project is consistent with the following General Plan goals and policies:

Goal LU-1: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

Analysis: The proposed CMU designation promotes a balanced mix of residential, commercial, and employment-supporting land uses within an established urbanized area.

Goal LU-2: Promote infill development and provide for orderly, well-planned, and balanced growth that does not exceed the City's available infrastructure capacity and resources and is consistent with the General Plan.

Analysis: The project site is located within the existing City limits and surrounded by urban development and infrastructure. The proposed land use changes would support infill and redevelopment opportunities in an area already anticipated for urban growth.

Goal LU-4: Provide for a broad range of commercial uses that serve the needs of Manteca's residents and the region-at-large, provide dynamic and attractive focal points and gathering areas, and increase Manteca's sales tax base.

Analysis: The proposed CMU designation would allow future commercial and mixed-use development opportunities that could enhance economic activity and provide neighborhood-serving commercial uses.

Goal LU-5: Increase employment opportunities across all sectors of the economy to enhance Manteca's reputation as an employment center in southern San Joaquin County and improve the City's jobs-to-housing ratio.

Analysis: Future mixed-use and commercial development facilitated by the project could provide additional employment-generating opportunities along a major commercial corridor.

Goal LU-6: Increase the presence of mixed-use development to revitalize aging commercial centers and create vibrant centers in new growth areas.

Analysis: The project directly supports the General Plan's emphasis on mixed-use development by consolidating fragmented land use designations into a unified CMU designation capable of accommodating integrated residential and commercial uses.

Goal EF-2: Provide adequate commercial, office, and industrial-designated land in appropriate locations to meet the community's employment, shopping, and service needs, ensure Manteca's market competitiveness within the region, and minimize land use conflicts.

Analysis: The project site's location along West Yosemite Avenue and near Airport Way makes it suitable for future mixed-use and commercial activity consistent with the City's economic development goals.

Goal H-2: Promote mixed-use, infill, and downtown development in the City of Manteca.

Analysis: *The proposed amendments support future infill housing opportunities within the City limits and further implementation of mixed-use development patterns encouraged by the General Plan.*

Additionally, the project is consistent with the General Plan's guiding principles related to orderly growth, housing opportunities, fiscal sustainability, and promotion of local employment opportunities. The project would consolidate several existing land use designations into a unified mixed-use designation, simplifying future land use planning and creating opportunities for coordinated development within an existing urbanized area.

The proposed project is consistent with the vision, goals, and policies of the City of Manteca 2043 General Plan.

5.2. ZONING ORDINANCE CONFORMANCE

The proposed project includes a corresponding rezone for Site 5 to ensure consistency between the proposed amended General Plan land use designation and the City's Zoning Map. The proposed rezone is necessary to implement the amended General Plan land use designation and ensure that future development of the site occurs in conformance with the City's adopted land use policies and development standards.

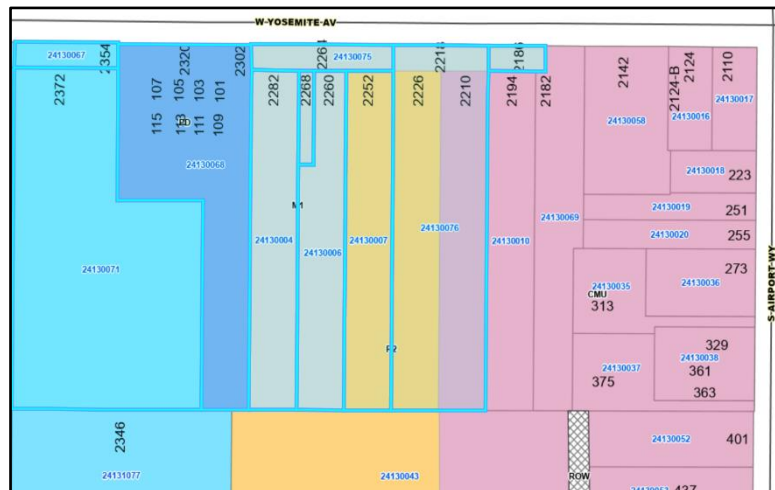


FIGURE 5.2.1: Existing Zoning

The proposed rezone includes a Rezone of the project site from M-1 (Light Industrial), PD (Planned Development), and R2 (Limited Multiple-Family Residential) to CMU (Mixed Use Commercial).

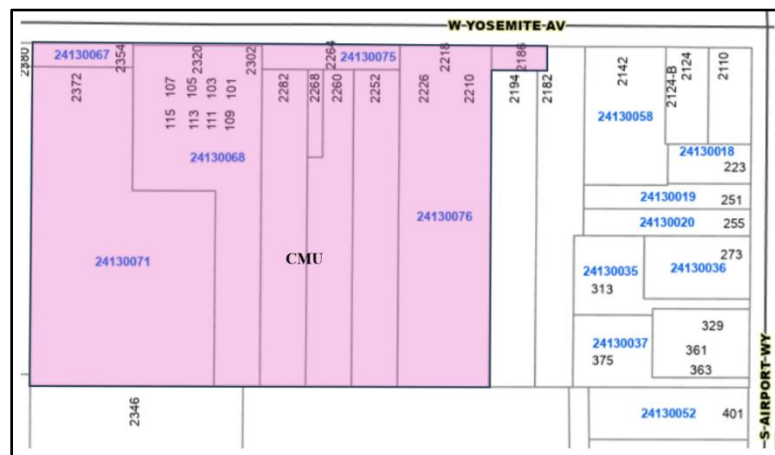


FIGURE 5.2.2: Proposed Zoning

Although portions of the project site are currently developed with industrial uses operating under the existing Planned Development (PD) Zone, approval of the proposed Mixed Use Commercial (CMU) zone district would not require the immediate cessation of those existing operations. Pursuant to the Manteca Municipal Code, any legally established industrial use that becomes nonconforming as a result of the rezone may continue to operate as a legal nonconforming use. However, such use would be subject to the City's nonconforming use provisions and may not be expanded or intensified except as otherwise permitted by the Municipal Code.

In the event the industrial use ceases operations, is abandoned, or the site remains vacant for a continuous period exceeding six months, the legal nonconforming status would terminate, and any subsequent use, redevelopment, or occupancy of the property would be required to conform to the Mixed Use Commercial (CMU) zone district and corresponding General Plan land use designation. This approach allows existing businesses to continue operating while ensuring that future redevelopment of the site is consistent with the City's long-term land use vision and adopted planning policies.

The proposed CMU Zone is compatible with the anticipated future mixed-use development potential of the site and the surrounding development pattern. The rezone would not introduce land uses that are inconsistent with the surrounding urban environment or the development assumptions established under the 2043 General Plan. Additionally, MMC Section 17.10.190 D. requires staff to make the following findings in support of a zoning map amendment.

1. The proposed Zoning Map Amendment is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs.

***Analysis:** The proposed rezone is consistent with the amended General Plan land use designation for the project site. The rezone would implement the land use framework established through the proposed General Plan Amendment and ensure future development occurs in conformance with the goals, policies, and development standards established in the 2043 General Plan. The proposed CMU Zone supports future mixed-use residential and commercial development opportunities consistent with the City's long-range planning objectives for orderly growth, infill development, housing opportunities, and economic development.*

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

***Analysis:** The proposed rezone would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment is intended to facilitate future orderly development and streamline future mixed-use and housing opportunities within an existing urbanized area of the City. Future development proposals would remain subject to separate discretionary review and compliance with all applicable development standards, infrastructure requirements, design standards, and Municipal Code provisions.*

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

***Analysis:** Environmental review for the project has been completed through preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) prepared for*

the Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project. The IS/MND evaluated the potential environmental impacts associated with the proposed General Plan Amendment and Rezone and identified mitigation measures necessary to reduce potentially significant impacts to a less-than-significant level. The environmental analysis was prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

4. The site is physically suitable for the requested zoning designation and anticipated future development.

***Analysis:** The project site is located within the City's planned urban area and is physically suitable for the proposed CMU Zone and anticipated future mixed-use development potential. The site is currently developed with a mix of industrial, commercial, and residential uses and is located adjacent to existing roadways, utilities, commercial development, residential neighborhoods, and public infrastructure. Utilities and public services are available or anticipated to be extended consistent with future urban development of the surrounding area. The proposed rezone is therefore appropriate for the physical characteristics, surrounding land uses, and urban context of the site.*

5.3. ENVIRONMENTAL CLEARANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The IS/MND evaluated the potential environmental impacts associated with the proposed General Plan Amendment and corresponding rezone affecting approximately 23.08 acres located southwest of the West Yosemite Avenue and South Airport Way intersection.

The IS/MND determined that implementation of the proposed project could result in potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources. However, the IS/MND identified mitigation measures that would reduce all potentially significant impacts to a less-than-significant level. The IS/MND concluded that, with implementation of the identified mitigation measures, the proposed project would not result in any significant unavoidable environmental impacts.

The proposed project does not include approval of any specific development proposal or construction activity at this time. The environmental analysis provides a program-level evaluation of the potential impacts associated with the proposed land use amendment and rezone. Future development facilitated by the proposed amendments may require additional discretionary approvals, including Site Plan and Design Review, Tentative Subdivision Maps, and/or Use Permits, and would remain subject to future project-level environmental review.

The IS/MND was prepared in accordance with CEQA Guidelines Section 15070, which authorizes the preparation of a Mitigated Negative Declaration when revisions or mitigation measures incorporated into a project would avoid or mitigate potentially significant

environmental effects to a less-than-significant level. Based on the environmental analysis contained within the IS/MND, it was determined that all potential environmental impacts associated with the proposed project can be reduced to less-than-significant levels through implementation of the identified mitigation measures and mitigation monitoring requirements. Accordingly, preparation of an Environmental Impact Report is not required.

CONCLUSION

Based on the analysis and findings contained within this staff report, the proposed Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project is consistent with the goals, policies, and implementation framework of the adopted 2043 General Plan and applicable provisions of the Manteca Municipal Code. The proposed General Plan Amendment and Rezone are intended to streamline future mixed-use and housing opportunities, establish consistency between the General Plan Land Use Map and Rezone, and support orderly long-term development within an existing urbanized area of the City.

The proposed amendments do not approve any specific development project, authorize construction activity, or establish any final site designs. Any future development facilitated by the proposed land use and zoning changes would remain subject to separate discretionary entitlement applications, environmental review, and compliance with all applicable City development standards and Municipal Code requirements.

Environmental review for the project was completed through preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The IS/MND concluded that all potentially significant environmental impacts associated with the proposed project can be reduced to less-than-significant levels through implementation of identified mitigation measures and mitigation monitoring requirements.

Staff recommends that the Planning Commission conduct a public hearing, consider all public testimony, adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopt resolutions recommending that the City Council approve the proposed General Plan Amendment and Rezone for the subject site.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda and not attached to this Staff Report. All documents are accessible via the link below:
https://manteca-ca.granicus.com/ViewPublisher.php?view_id=2

Attachment 2 – CEQA Resolution
Attachment 3 – Exhibit ‘A’ - MMRP
Attachment 4 – General Plan Amendment Resolution
Attachment 5 – Exhibit ‘A’ - General Plan Amendment Map
Attachment 6 – Rezone Resolution
Attachment 7 – Exhibit ‘A’ -Rezone Ordinance and Map
Attachment 8 – Initial Study Mitigated Negative Declaration

Attachment 9 – Initial Study Mitigated Negative Declaration Errata Sheet
Attachment 10 – Project Presentation

Report Prepared by: Sol Jobrack, Associate Planner

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Planning

Approved by: Brad Wungluck, Director of Development Services
