



City of Manteca City Council

BATCHED GPA SITES 1 THROUGH 4

**General Plan Amendment (GPA 26-0052)
Zoning Map Amendment (REZ 26-0052)**

August 18, 2026

Presented by:
Sol Jobrack
Associate Planner





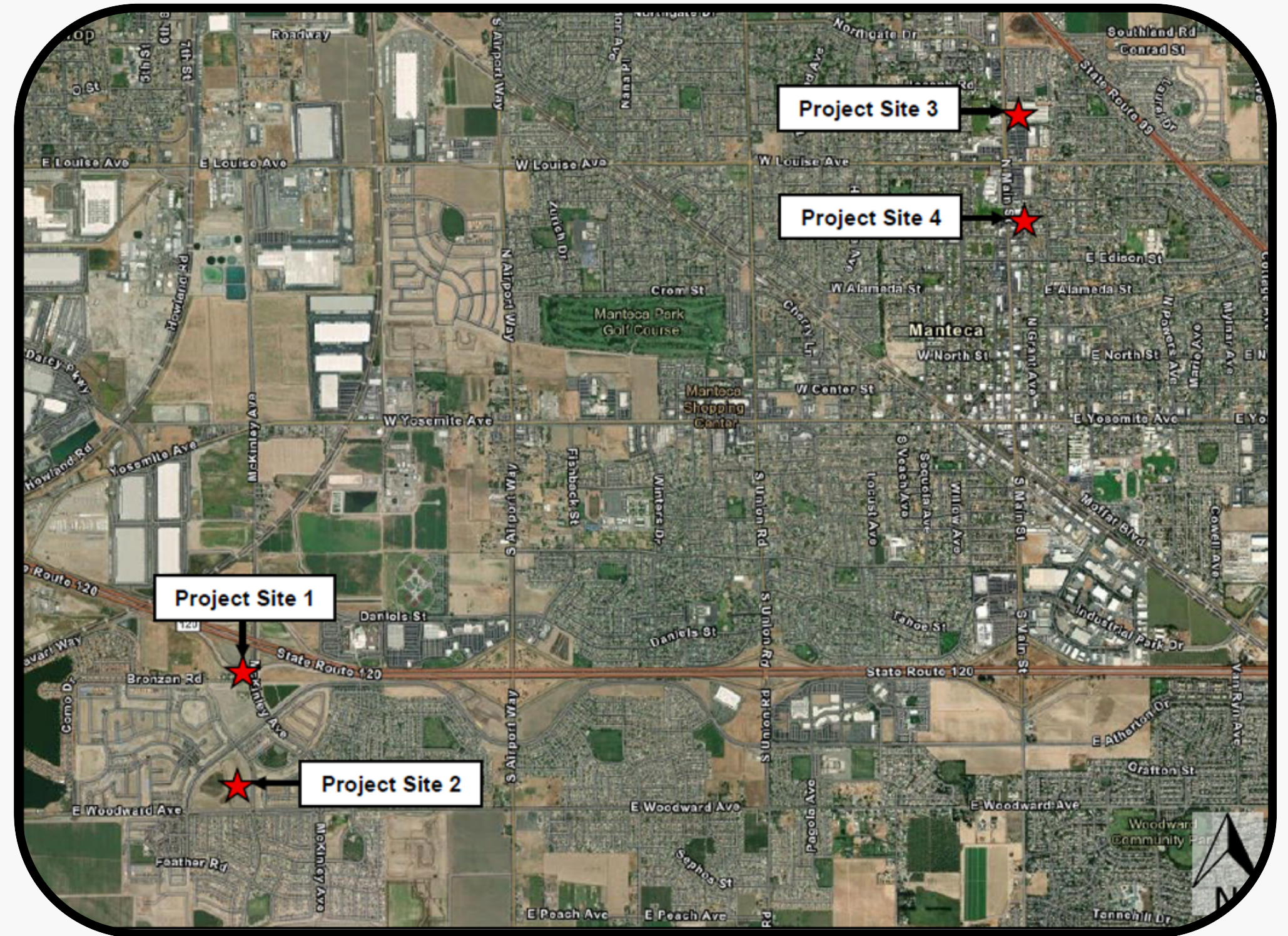
City of Manteca
City Council

BATCH GPA SITES 1 THROUGH 4

CITY INITIATED GENERAL PLAN AMENDMENT

- Amendment (GPA 26-0052)
- Rezone (REZ 26-0052)
- Approximately 32.91 acres
- Location: Various
- APNs: 241-410-18, -19, -20, 241-260-13, -33, 228-210-26, 223-020-28

**PLANNING COMMISSION RECOMMENDED
APPROVAL 5-0 AT THE JUNE 18
PLANNING
COMMISSION MEETING**





City of Manteca
City Council

Why is the Amendment Being Proposed?

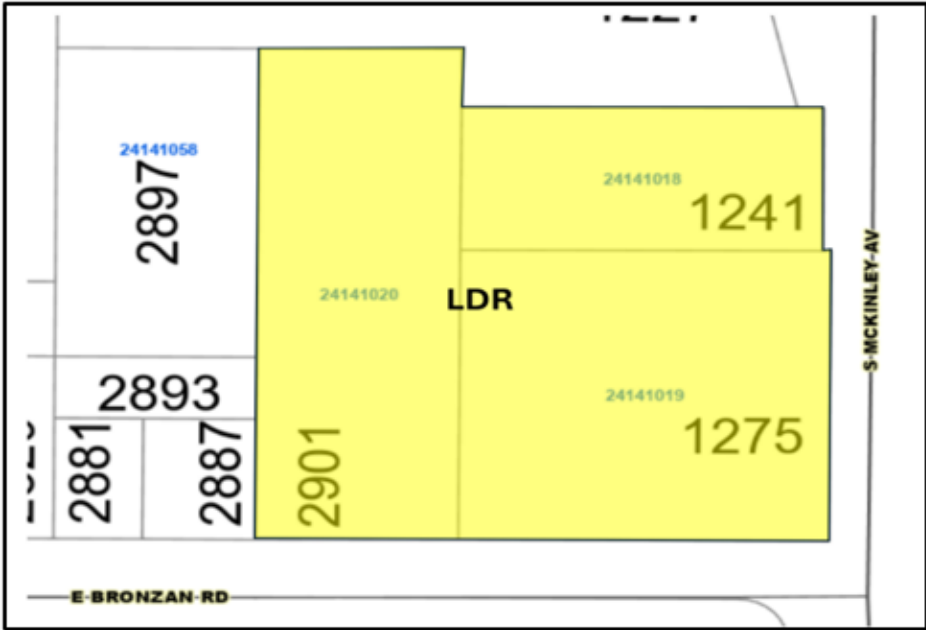
- **General Plan and Zoning Consistency**
- **Future Public Infrastructure Planning**
- **Additional Housing Opportunities**
- **Long Range Planning Implementation**



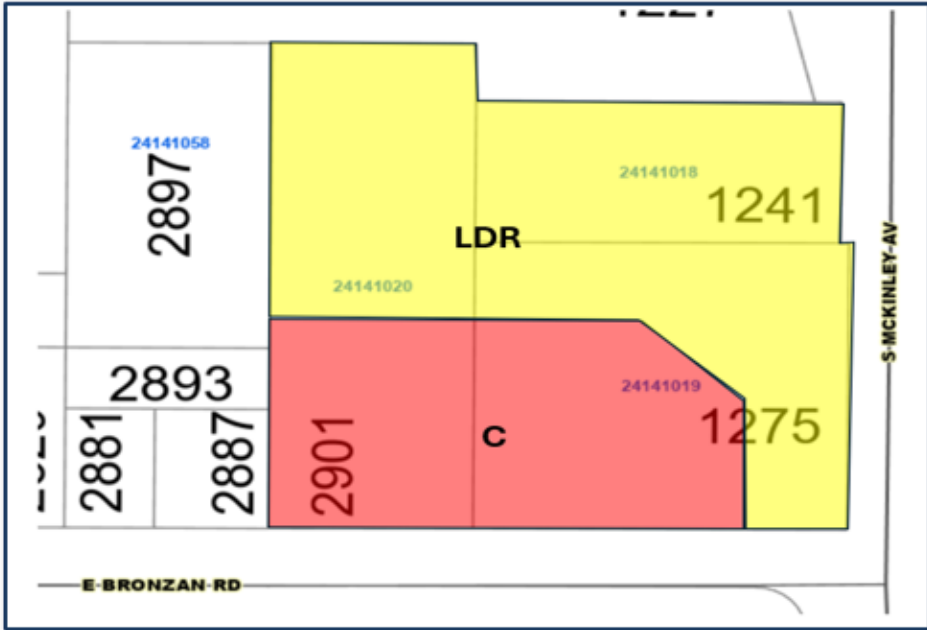
Proposed General Plan Amendments



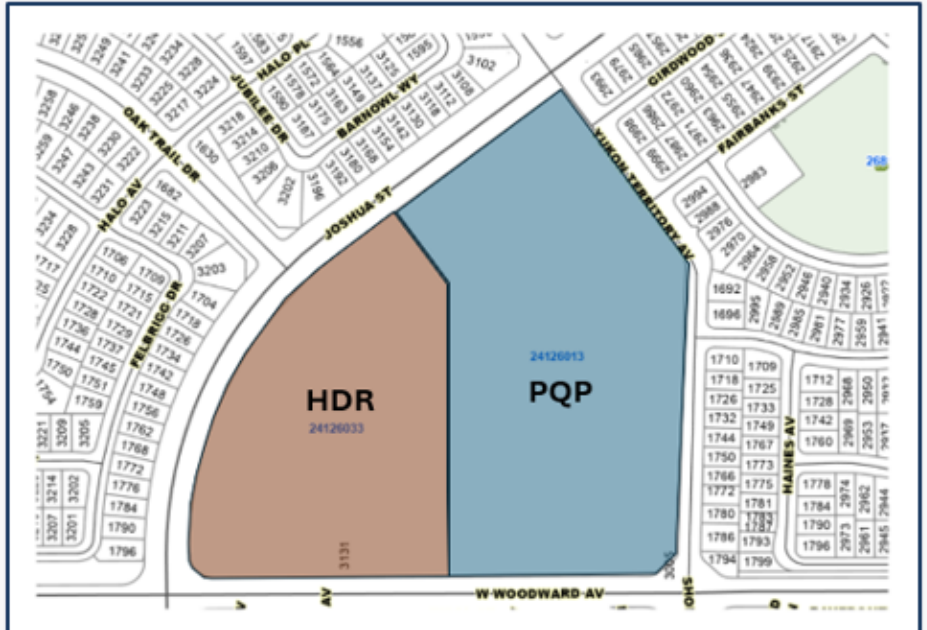
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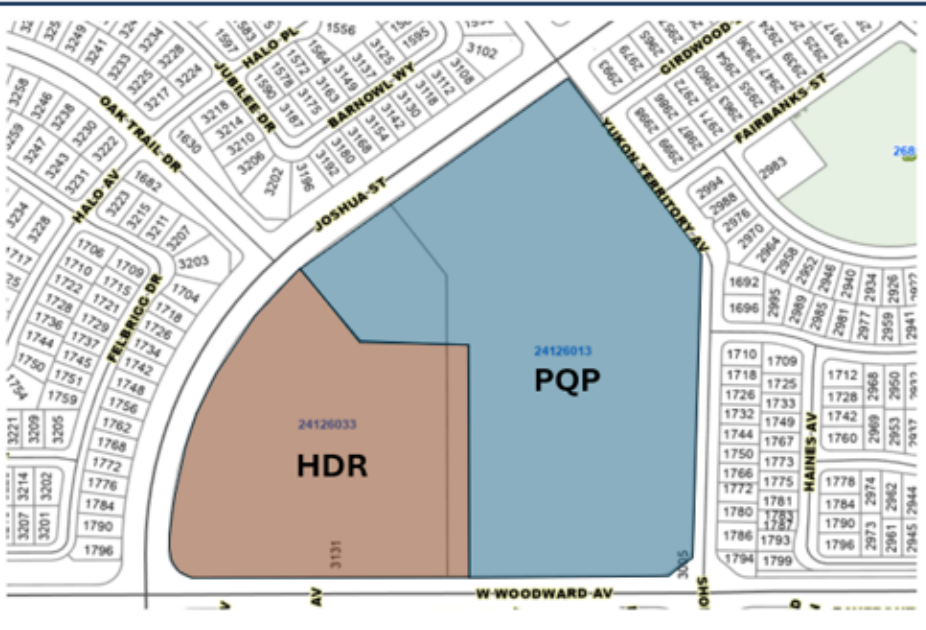
Site 1 Existing General Plan Designation



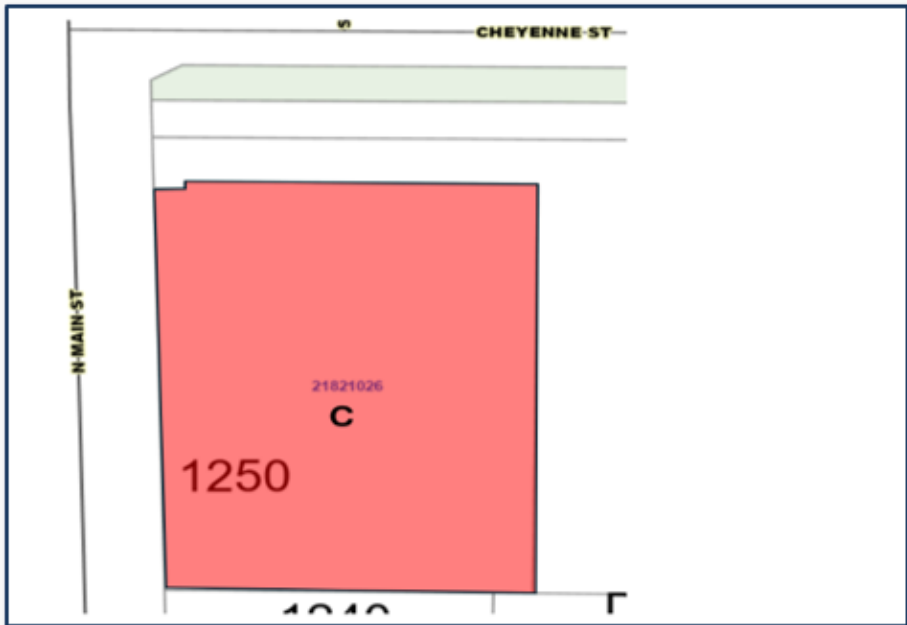
Site 1 Proposed General Plan Designation



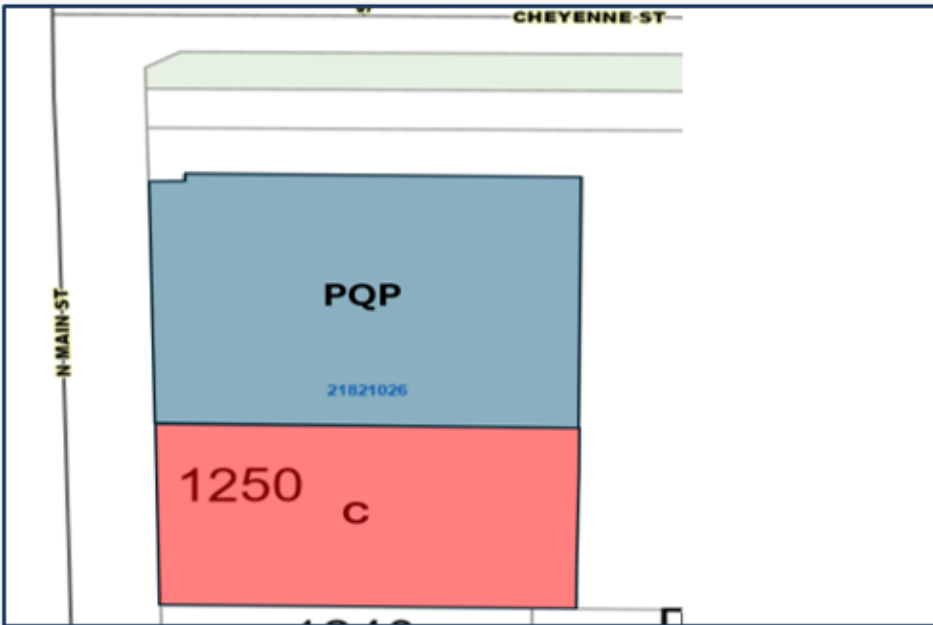
Site 2 Existing General Plan Designation



Site 2 Proposed General Plan Designation



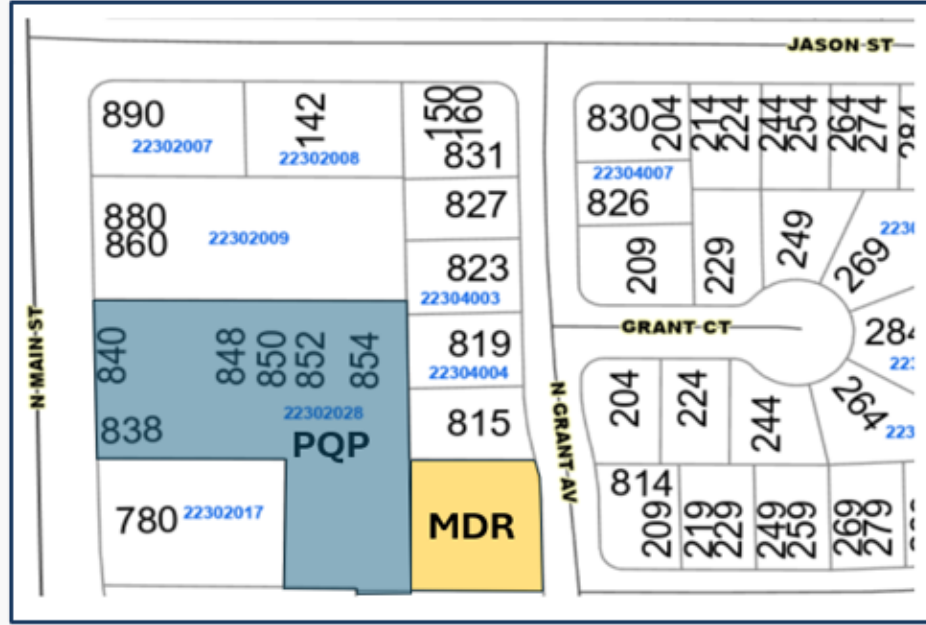
Site 3 Existing General Plan Designation



Site 3 Proposed General Plan Designation



Site 4 Existing General Plan Designation

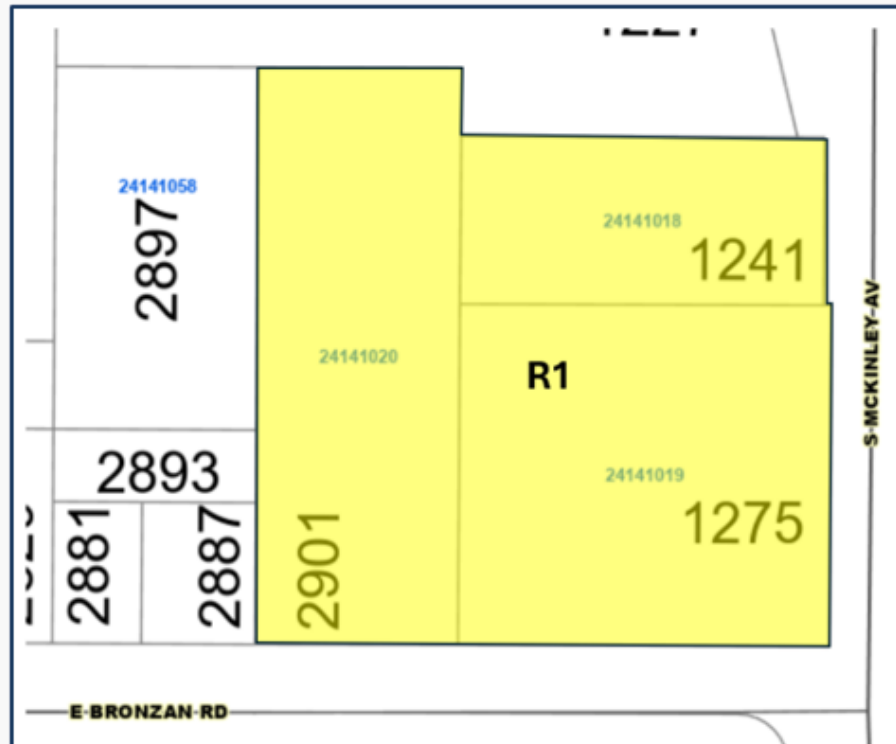


Site 4 Proposed General Plan Designation

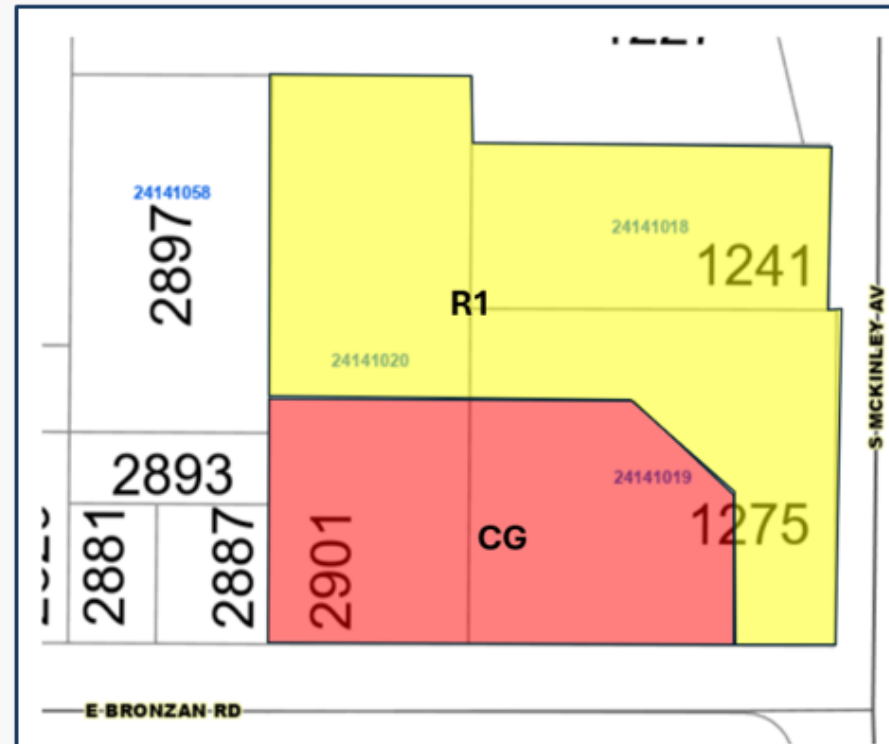
Proposed Zone Map Amendments



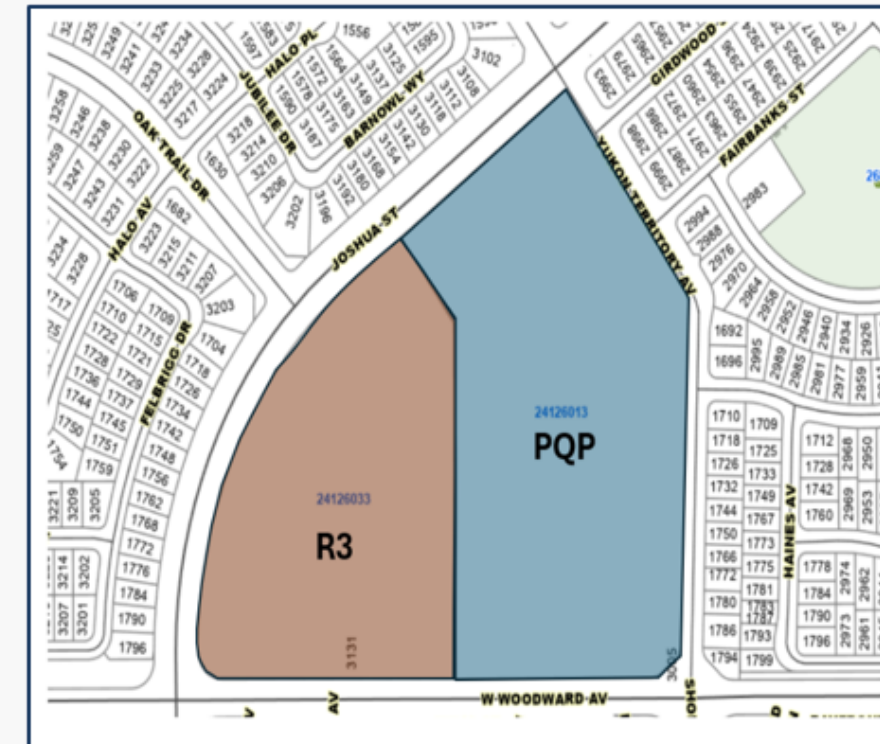
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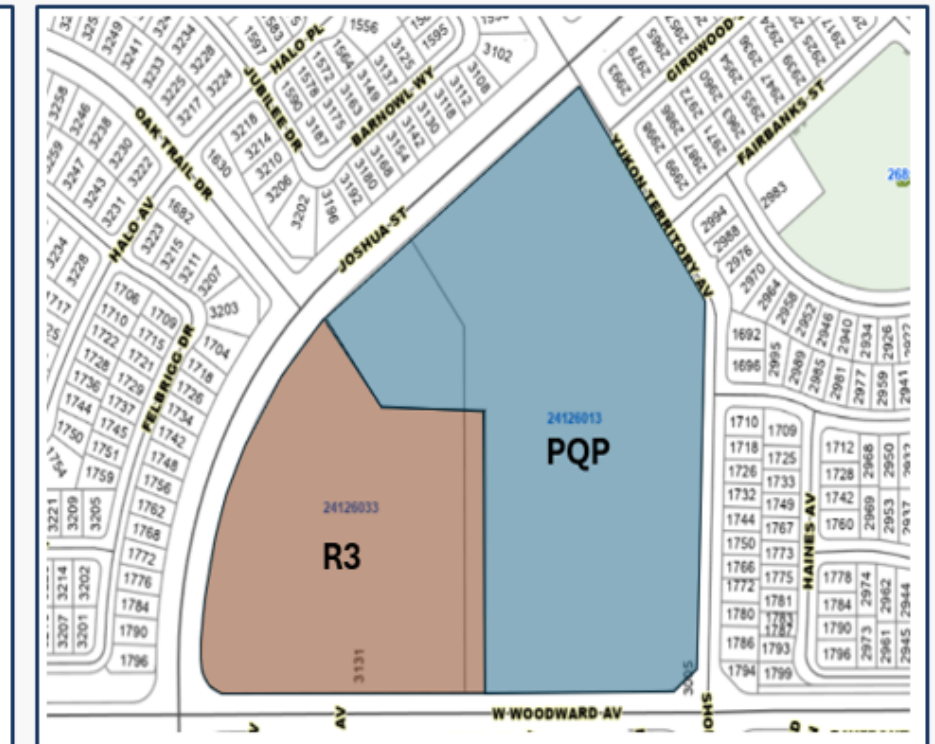
Site 1- Existing Zoning Designation



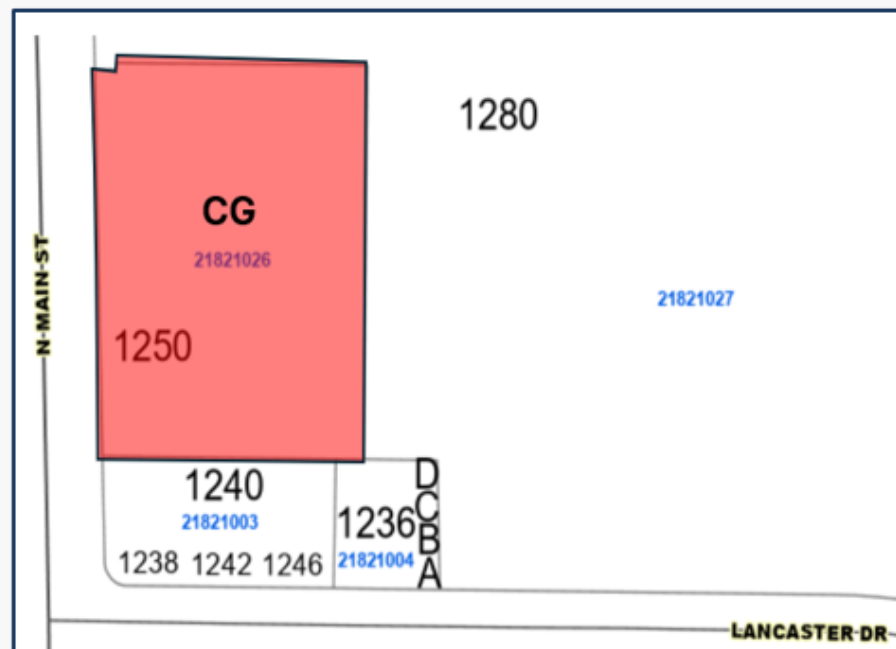
Site 1- Proposed Zoning Designation



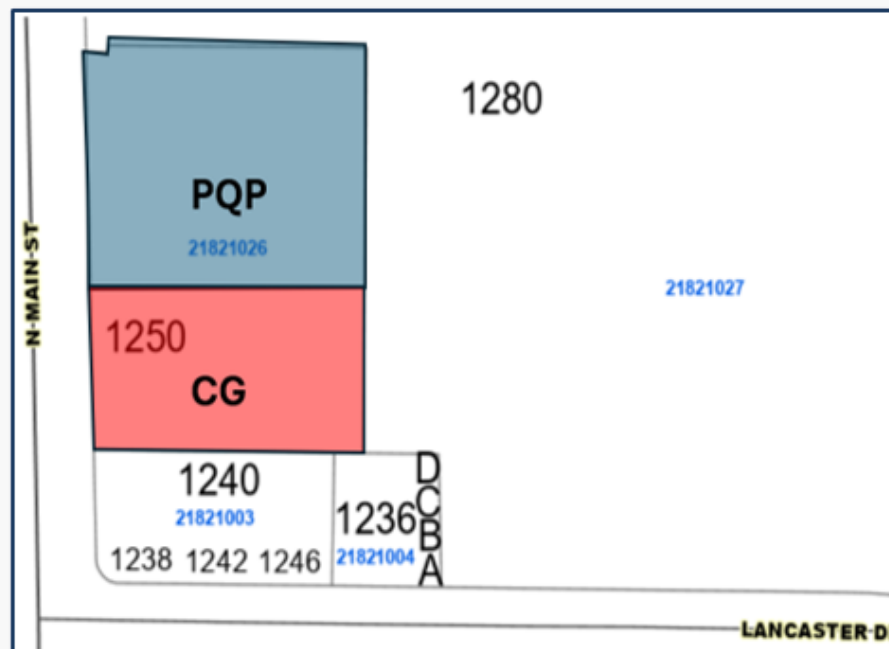
Site 2- Existing Zoning Designation



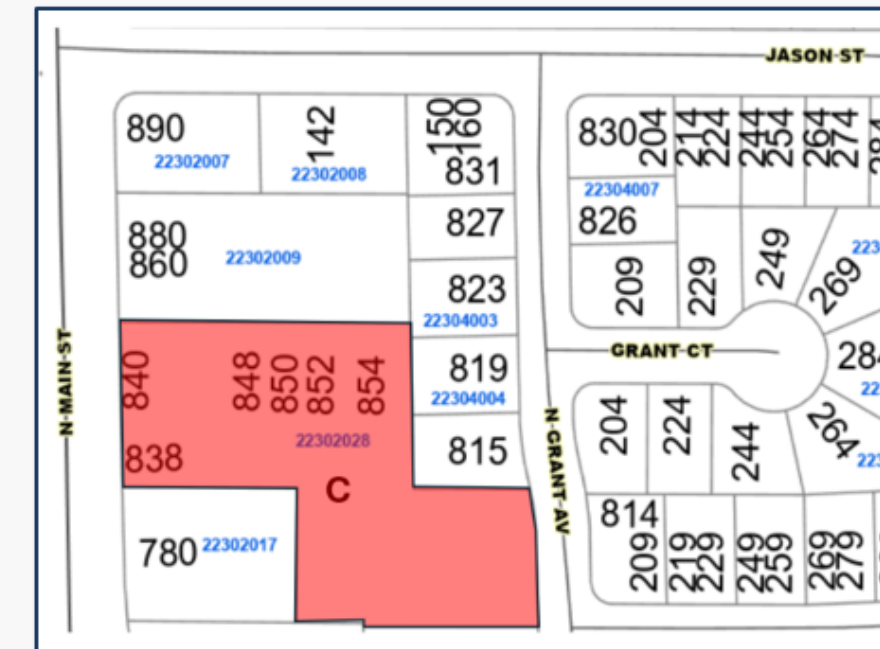
Site 2- Proposed Zoning Designation



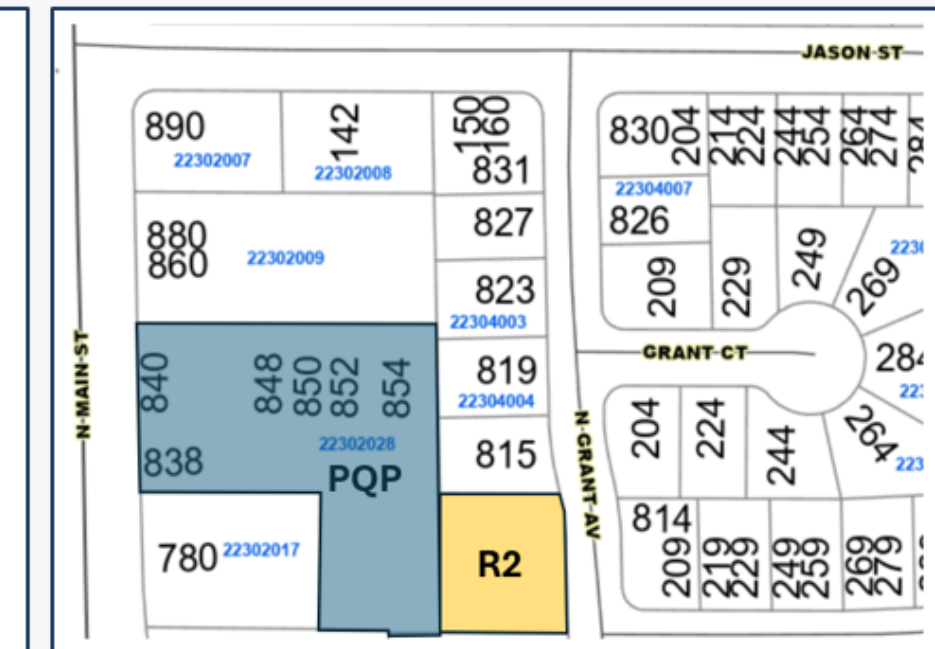
Site 3- Existing Zoning Designation



Site 3- Proposed Zoning Designation



Site 4- Existing Zoning Designation



Site 4- Proposed Zoning Designation



City of Manteca
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GENERAL PLAN CONSISTENCY

2043 General Plan Consistency

THE PROJECT SUPPORTS:

- Goal LU-1 Balanced Land Use Mix
- Goal LU-2 Orderly infill growth
- Goal LU-3 Housing Opportunities
- Goal LU-7 Public Facility Planning
- Goal CF-1 Community Services
- Goal H-3 Housing Diversity
- Goal GM-1 Growth Management





Staff Recommendation

Staff recommends the City Council conduct a public hearing and;

1. Consider an Addendum to the City of Manteca General Plan EIR (SCH #2020019010) prepared for the Batch GPA – Site 1 through 4 Project pursuant to CEQA Guidelines Sections 15162 and 15164 the California Environmental Quality Act Guidelines, and
2. Approve General Plan Amendment (GPA 26-0052), and
3. Approve Zoning Map Amendment (REZ 26-0052)



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Thank You

August 18, 2026

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