



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: February 19, 2026
PROJECT NAME: Fire Station 6 General Plan Conformance
PROJECT LOCATION: 19465 McKinley Avenue, 2901 Bronzan Road, 3005 & 3131 W. Woodward Avenue
APPLICATION NUMBERS: GPC 2026-02

RECOMMENDATION:

Staff recommends the Planning Commission consider and adopt a resolution finding and determining that a proposed land exchange consisting of the disposition of portions of City-owned real property identified as APN 241-410-19 and APN 241-410-20 in exchange for the acquisition of privately-owned real property identified as APN 241-260-33 and APN 241-260-13 for the development of Fire Station 6 is in conformance with the City of Manteca 2043 General Plan, as mandated by California Government Code Section 65402(a); and finding the Project exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PROJECT INFORMATION	
APPLICANT	City of Manteca
PROPERTY OWNER	City of Manteca / PD Danna LLC, et al. / Manteca Unified School District
GENERAL PLAN DESIGNATION	Public/Quasi-Public (PQP), High Density Residential (HDR), Low Density Residential (LDR)
ZONING	Public/Quasi-Public (PQP), Multiple-Family Dwelling Zoning District (R3), One-Family Dwelling Zoning District (R1)
EXISTING USE	Vacant/Undeveloped
PROPOSED USE	N/A

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
MMC 17.22.020 – Allowed Uses and Required Entitlements
CA Government Code § 65402
CEQA Guidelines, 14 Cal. Code Regs. § 15061(b)(3)

Procedures

California Government Code Section 65402(a) requires that the Planning Agency (Planning Commission) ensure consistency with the adopted General Plan before any of the following actions occur:

- Acquisition of real property for public purposes such as streets, parks, squares, or other facilities;
- Disposal of public real property;

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- Vacation or abandonment of a street; or
- Construction or authorization of a public building or structure.

The Planning Commission must determine whether the location, purpose, and extent of the proposed action conforms to the adopted General Plan. The Planning Commission must issue its conformity report within 40 days of receiving the request.

Appeals

This action is not subject to an appeal process.

PROJECT LOCATION & DESCRIPTION

The two City-owned sites are vacant, located on the northwest corner of the Bronzon Road and McKinley Avenue intersection. The City-owned parcels encompass approximately 1.03 acres and 0.94-acres respectively. Portions thereof will be dedicated to the State Department of Transportation (Caltrans) as part of the McKinley off-ramp interchange improvement and a storm drain easement that runs east-west to the north of both parcels. Approximately 0.51 acres and 0.43-acres of the City’s land area will be disposed of and deeded to PD Danna LLC through a City-Private Owner agreement.

The two privately-owned parcels are adjoining vacant parcels but separately owned by the Manteca Unified School District and PD Danna LLC, et al., respectively. The acquisition parcel and portion thereof are located on the south side of Joshua Street between Yukon Territory Avenue and Oak Trail Drive. Approximately 1.82 acres and 0.18-acres will be acquired by the City for use of Fire Station 6. Table 1 below shows all parcel information for all parcels being considered as part of this report.

Table 1. General Plan Conformity Parcels

Parcel Information	APN 241-410-19	APN 241-410-20	APN 241-260-33	APN 241-260-13
Ownership	City	City	PD Danna	MUSD
General Plan	LDR	LDR	HDR	PQP
Zoning	R-1	R-1	R-3	PQP
Existing Parcel Acreage	1.03	0.94	11.22	16.98
Acquisition Acreage	–	–	1.82	0.18
Disposition Acreage	0.51	0.43	–	–
Parcel	Address			
241-410-19	19465 MCKINLEY AVE			
241-410-20	2901 BRONZAN RD			
241-260-33	3131 W WOODWARD AVE			
241-260-13	3005 W WOODWARD AVE			

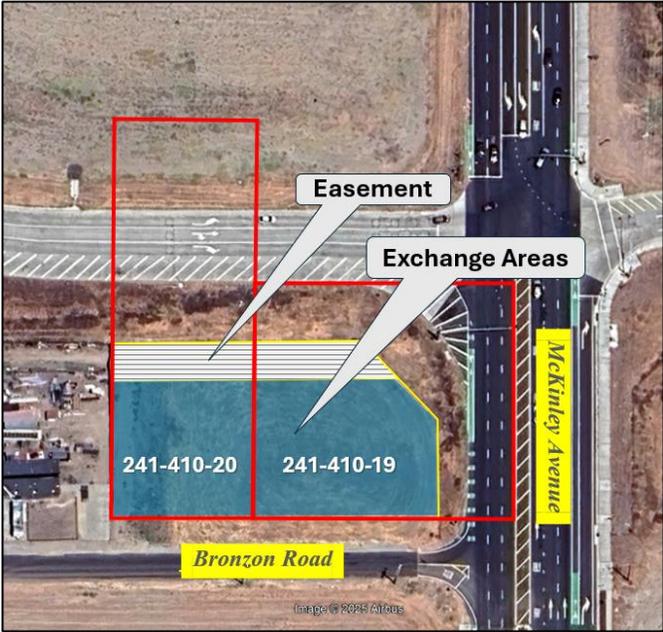


Figure 1-A : City-owned Properties



Figure 1-B : Privately-owned Properties

PROJECT BACKGROUND

The City of Manteca, over the past twelve months, has identified the need for another fire station in the southwest portion of the city to improve emergency response times and better serve the growing community.

To address this, City staff have explored various options, including a land exchange with PD Danna, LLC, et al., and the Manteca Unified School District (MUSD). Both PD Danna and MUSD have ownership of strategically located parcels that meet the City’s operational, locational, and spatial requirements for a modern fire station.

On April 15, 2025, the City Council approved an agreement with MUSD that requires the district to convey 1 acre of the Tara Park parcel that the district owns. Subsequent to that, the City has been in further discussions with PD Danna, LLC et. al., regarding the opportunity to acquire 1 acre of their site adjacent to the Tara Park parcel, to create a new ± 2-acre parcel to be used for a needed fire station. In exchange for the 1-acre from PD Danna, LLC et. al., the City would convey ownership of its existing properties, along Bronzan Road, remnants of the McKinley interchange project, to PD Danna, LLC, et al., as part of a mutually beneficial property exchange agreement.

Ultimately, for the City to proceed with any acquisition and disposition of land, the Planning Commission must find and report on the conformity of the parcels in question.

GENERAL PLAN CONFORMANCE

City-owned parcels are zoned R-1, consistent with the Low-Density Residential General Plan land use designation. The PD Danna, LLC et. al. privately-owned parcel is zoned R-3, consistent with the High-Density Residential General Plan land use designation. Though the land exchange is not like-for-like land use and zoning, the overall exchange is residential, allowing PD Danna, LLC et. al. to continue to develop residential uses either by-right or through a rezone and general plan amendment to increase density on the subject sites.

By acquiring the PD Danna, LLC et. al. and the Manteca Unified School District parcels, the City will be able to plan and develop a public safety facility (fire station), which is a conditionally allowed use in the R-3 zone district and a by-right use in the PQP zone district pursuant to Table 17.22.020-1 of the Section 17.22.020.

The proposed land exchange and acquisition of property by the City of Manteca to facilitate development of a future fire station is consistent with the goals, policies, and implementation programs of the 2043 General Plan. The exchange will allow the City to secure a strategically located site within the southwest portion of the City, an area identified as needing improved emergency response coverage to support continued residential growth and ensure that public safety facilities are provided in a timely and efficient manner. The fire station project directly advances the City's objectives for coordinated land use planning, efficient public service delivery, and enhanced community safety. While the privately owned PD Danna, LLC parcel to be acquired by the City lies within a 200-year flood zone, the site benefits from reduced flood risk due to existing levee protection. Accordingly, future facility design and construction will incorporate appropriate mitigation and site development measures to ensure accessibility, operational integrity, and public safety in accordance with Policy S-1.3. Overall, the proposed land exchange supports the City's commitment to maintaining adequate land for public and quasi-public uses, ensuring high-quality fire protection services, and planning critical facilities that meet both current and future community needs. Below is an excerpt of goals, policies, and implementing programs that directly and indirectly support conformance with the acquisition and disposition of real property through the proposed land exchange.

Goals

Goal LU – 7: Provide adequate land for development of public and quasi-public uses, including parks, schools, and community facilities, to support existing and new development and the community's needs.

Goal CF – 3: Ensure the provision of high-quality and responsive fire protection services.

Goal S – 1: Ensure that City emergency procedures, critical facilities, and energy systems are adequate in the event of potential natural or man-made disasters.

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Policies

Policy LU – 7.1: Designate adequate land, appropriately located for City, County, and school district facilities, and ensure that adequate sites for necessary community facilities are included and addressed in new residential communities, subdivisions, specific plans, and master plans.

Policy CF – 1.7 Plan and develop public services and facilities to support economic development and residential growth.

Policy CF – 3.1: Through adequate staffing and station locations, maintain a maximum five-minute travel response time 90% of the time for fire and emergency calls, an overall fire insurance (ISO) rating of 2 or better for all developed areas within the City, and a minimum staffing of 3 personnel for all fire stations.

Policy CF – 3.2 Provide fire services to serve the existing and projected population.

Policy C – 2.24: Construct new facilities for emergency services as new areas of the City are developed to maintain response time consistent with existing development.

Policy S – 1.3: Locate new critical City facilities, and promote the location of non-City critical facilities, including hospitals, emergency shelters, emergency response centers, and emergency communications facilities, outside of flood hazard zones and geologic hazard areas where feasible. Critical facilities that are, or must be, located within flood hazard zones or areas with geologic hazards should incorporate feasible site design or building construction features to mitigate potential risks, including those associated with geologic, seismic, and flood events, to ensure accessibility, operation, and structural integrity, during an emergency and to minimize damage to the facility.

Implementation Programs

Implementation Program LU – 7a: Maintain a sufficient supply of land in the Public/Quasi-Public designations to serve growth accommodated by the Land Use Map.

Implementation Program LU – 7b: Collaborate with all applicable City departments, outside service providers, developers, and stakeholders to ensure that suitable sites for needed services, including fire and police,..."

Implementation Program CF -1e: Cooperate with other jurisdictions, agencies, and utility providers where appropriate to achieve timely and cost-effective provision of public facilities and services.

ENVIRONMENTAL CLEARANCE

The proposed request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the "Common Sense" Exemption. This exemption applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

STAFF CONCLUSION

As discussed above, the proposed land exchange offers the City a significant opportunity to:

- Acquire a larger and more suitable site for the development of a modern fire station that meets current and future operational needs.
- Avoid the costs of acquiring new property outright, as the exchange structure leverages existing City assets.
- Enhance community safety and emergency response times through improved station siting and accessibility.

All of which, cumulatively, support and conform to the General Plan's goals, policies, and implementation programs.

Report prepared by: Jesus R. Orozco, Deputy Director – Planning

Attachments:

- Attachment 2 – Planning Commission Resolution
- Attachment 3 – Exhibit 'A' – City-Owned Properties
- Attachment 4 – Exhibit 'B' – Privately-Owned Properties
- Attachment 5 – Project PowerPoint Presentation

Reviewed and Approved by:

Brad Wungluck, Development Services Director

Date