

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, APPROVING
GENERAL PLAN AMENDMENT (GPA 26-39) AMENDING
THE LAND USE DESIGNATION OF THE BATCH GPA
SITE 5 PROJECT PARCELS FROM INDUSTRIAL (I),
PUBLIC QUASI/PUBLIC (PQP), AND MEDIUM DENSITY
RESIDENTIAL (MDR) TO THE COMMERCIAL MIXED USE
(CMU) LAND USE DESIGNATION

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, adopted resolution 2026-27 recommending the City Council adopt development application for a General Plan Map Amendment (GPA 29-39), and Rezone (REZ 26-39) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project ("the Project), filed by the City of Manteca (" the Applicant"); and

WHEREAS, the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project is located at 2372, 2354, 2320, 2282, 2268, 2264, 2260, 2252, 2218, and 2186 West Yosemite Avenue, identified by Assessor's Parcel Numbers (APN) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75 and -76 ("the Project Site"); and

WHEREAS, the approximately 21.11-acre Project Site is currently designated Industrial (I), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) under the City of Manteca 2043 General Plan, and is zoned PD (Planned Development), M-1 (Light Industrial), R2 (Limited Multiple-Family Residential), and PQP (Public/Quasi-Public); and

WHEREAS, the Project consists of a General Plan Amendment to 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); and

WHEREAS, the Project also includes a Rezone to amend the zoning designation of the Project Site from PD (Planned Development), M-1 (Light Industrial), R2 (Limited Multiple-Family Residential), and PQP (Public/Quasi-Public) to CMU (Mixed Use Commercial); and

WHEREAS, the proposed General Plan Amendment is intended to establish consistency between the City's General Plan Land Use Map and Zoning Map and facilitate future mixed-use residential and commercial development opportunities within an existing urbanized area of the City; and

WHEREAS, the proposed CMU (Mixed Use Commercial) General Plan land use designation would create a cohesive mixed-use land use pattern and support future infill development opportunities consistent with the City's long-term planning framework and economic development objectives; and

ATTACHMENT 4

WHEREAS, the proposed CMU (Mixed Use Commercial) General Plan land use designation will be consistent with the proposed Mixed Use Commercial (CMU) zoning designation as required pursuant to Government Code Section 65860 et seq.; and

WHEREAS, the Project does not include approval of any specific development proposal, construction activity, or operational changes at this time, and any future development facilitated by the proposed amendments would remain subject to separate discretionary review, environmental analysis, and entitlement approvals; and

WHEREAS, the Project implements numerous goals and policies of the City of Manteca 2043 General Plan, including but not limited to Goals LU-1, LU-2, LU-4, LU-5, LU-6, EF-2, and H-2; and

WHEREAS, the Project supports implementation of the General Plan's goals related to orderly growth, infill development, mixed-use development, housing opportunities, economic development, and efficient utilization of existing infrastructure and public services; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026040460) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, which concluded that all potentially significant environmental impacts associated with the Project could be reduced to less-than-significant levels through implementation of identified mitigation measures and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, all the necessary findings for approval of the Project were made and described in the Planning Commission Staff Report dated June 18, 2026; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Section 17.08.050 of the Manteca Municipal Code and 65854 of the California Government Code; and

WHEREAS, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

WHEREAS, all legal prerequisites to adopt this resolution have occurred; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

ATTACHMENT 4

1. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2026040460) incorporated herein by reference, the Project will have a less-than-significant impact on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), made part of the conditions of approval for future projects on the Project Site.
3. The City Council hereby adopts, as its own, the findings required to approve the General Plan Amendment (GPA 26-39) applications fully set forth in the Planning Commission Staff Report (dated April 2, 2026) and supporting documents, which are hereby incorporated by reference into this Resolution.
4. Given the foregoing, the City Council approves the General Plan Map Amendment (GPA 26-39) to amend approximately 21.11 acres from Industrial (I), Public Quasi/Public (PQP), and 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, as presented and attached hereto as Exhibit 'A'.
5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on 18th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Attachment 5 - Exhibit 'A' – General Plan Amendment Map