

EXHIBIT 'A'

ORDINANCE 2026-XX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING SECTIONS 17.56.030 (GENERAL PROHIBITION) AND 17.56.040 (SIGNS ALLOWED ON CITY PROPERTY) OF CHAPTER 17.56 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of February 19, 2026, adopted **Resolution No. 2026-\_\_** recommending City Council adopt an ordinance to amend Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code; and

WHEREAS, Zoning Text Amendment (ZTA 26-13) (the "Project") is a city-initiated project application; and

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by cities as a means of implementing the General Plan; and

WHEREAS, General Plan Land Use Element Implementation Measure, LU-1b, directs the City to "Regularly review and revise, as necessary, the Zoning Ordinance to [...] ensure consistency with the General Plan in terms of zoning districts and development standards."; and

WHEREAS, the General Plan Community Design Element Goal CD-3 calls for the City to "Enhance gateways, key corridors, and wayfinding for an improved sense of arrival and orientation for residents and visitors throughout Manteca"; and

WHEREAS, the General Plan Community Design Implementation CD-3a directs the City to "Establish City gateway features at intersections where gateway features can be established, including, but not limited to, Lathrop Road/SR 99, Austin Road/SR 99, Main Street/SR 120, Union Road/SR 120, McKinley Road/SR 120, Airport Way/SR 120, and Yosemite Avenue/SR 99"; and

## ATTACHMENT 3

WHEREAS, the General Plan Community Design Implementation CD-3c directs the City to “Work with Caltrans to include gateway features in the future design of the designated arterial street and highway interchanges”; and

WHEREAS, the General Plan Community Design Implementation CD-3c directs the City to “Continue to work with Caltrans on implementing a freeway and interchange native landscaping planting and maintenance program to improve the appearance of the community from SR 99 and SR 120”; and

WHEREAS, the City will be able to implement Tasks 3 and 4 of Goal 2 – Economic Development & Vitality of the 2025-2026 City Council Goals and priorities through the proposed Project; and

WHEREAS, the proposed Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report dated February 19, 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, all legal prerequisites to adopt the foregoing ordinance have occurred; and

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

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

**SECTION 1: Amendments.** Manteca Municipal Code Sections 17.56.030 and 17.56.040 are hereby amended as follows:

**§ 17.56.030 General Prohibition.**

Unless specifically authorized by this Chapter, no signs may be installed, erected, displayed, or maintained on City property by private parties without a city-approved agreement, franchise, license, or permit. Any sign posted on City property in violation of

this Chapter may be summarily removed by the City as a trespass and a public nuisance.

**§ 17.56.040 Signs Allowed on City Property.**

The following signs may be installed, erected, displayed, and maintained on City property:

- A. Traffic control and traffic directional signs erected by the City or another governmental agency;
- B. Signs required by law;
- C. Signs owned by the City, a governmental agency, a private party, or other non-governmental entity;
- D. Safety and emergency signs, including identification and warning signs concerning potential hazards or hazardous conditions, utility installations, flood hazards or flood control facilities, emergency conditions or services, and crime and accident scene control;
- E. Signs allowable under Section 17.56.050 (Temporary Signs Displaying Noncommercial Message) of this Chapter;
- F. Signs authorized under Section 17.56.060 (Street Banner Program); and
- G. Signs authorized under Section 17.54.100 (Allowed Off-Site Signage).

**SECTION 2: CEQA.** The Project has been deemed exempt from further environmental review pursuant to Section 15061(b)(3)) of the CEQA Guidelines, because this action is solely a policy decision, not involving a direct physical change or disturbance to the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**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.

**ATTACHMENT 3**

**SECTION 5: Publication.** This Ordinance shall be published in accordance with Section 36933 of the California Government Code.

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

City of Manteca, a municipal corporation

MAYOR: \_\_\_\_\_

GARY SINGH

ATTEST: \_\_\_\_\_

CASSANDRA CANDINI-TILTON

CITY CLERK

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 \_\_\_, 20\_\_\_, and had its second reading and was adopted and passed during the public meeting of the City Council on the \_\_\_ day of \_\_\_, 20\_\_\_, by the following vote:

AYES:

NOES: