



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA APPROVING SITE PLAN AND DESIGN REVIEW (SPR-26-32) ALLOWING FOR THE DEVELOPMENT OF A PUBLIC SAFETY FACILITY ON AN 8.07-ACRE SITE LOCATED AT 682 S. MAIN STREET (APN 221-050-14).

FILE NO. SPR-26-32

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of May 21, 2026, considered SPR-26-32 for the Manteca Police Station Project, (the "Project"); filed by the City of Manteca – Police Chief, Stephen Schuler (the "Applicant"); and

WHEREAS, the Project is located at 682 South Main Street, to the northeast of the intersection of South Main Street and Wawona Street, identified by Assessor's Parcel Number (APN) 221-050-14 (the "Project Site"); and

WHEREAS, the Applicant proposes to develop a public safety facility featuring an approximately 50,000 square-foot police department headquarters building and an approximately 5,000 square-foot storage building, with associated on-site and off-site improvements on an approximately 8.07-acre parcel, as presented in the Project's plan set dated March 2026; and

WHEREAS, the Project Site is in the Commercial Mixed Use (CMU) zone district, which is consistent with the Commercial Mixed Use (CMU) General Plan land use designation; and

WHEREAS, the proposed Public Safety Facility use is allowed by right in the CMU zone district; and

WHEREAS, the Project will meet all the applicable development standards and operational requirements of the zoning ordinance subject to conditions of approval; and

WHEREAS, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project; and

ATTACHMENT 2

WHEREAS, the Project implements numerous General Plan goals, policies, and implementation programs, including but not limited to: Policies LU-2.3, LU-5.1, LU-5.7, LU-7.36, LU-7.4, C-2.9, C-2.16, C-2.24, CD-1.4, CD-1.7, CD-2.2, CD-2.12, CD-5.9, CD-7.3, CD-10.5, S-1.3, EF, 6.12, and CF-2.1; and

WHEREAS, the Project was assessed under the California Environmental Quality Act Guidelines and it was determined that the Project is consistent with the adopted City of Manteca 2043 General Plan and its associated General Plan EIR, adopted on July 18, 2023, as well as the Addendum to the General Plan EIR adopted in February, 2024, and thus requires no further environmental review pursuant to Section 15183; and

WHEREAS, all the necessary findings for approval of the Project can be made and fully set forth in the Staff Report dated May 21, 2026; and

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

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finding as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. The Project was subject to a modified Initial Study/Section 15183 Checklist to identify its potential environmental impacts versus those identified and studied by the 2043 Manteca General Plan EIR for the site and allowable land uses, found to be consistent with the adopted General Plan and its EIR, and thus requires no further environmental review pursuant to Section 15183.
3. Findings. All the necessary findings to approve SPR-26-32 to allow for the development of a public safety facility on an approximately 8.07-acre parcel at 682 S Main Street, APN 221-050-14 have been made and are fully set forth in the Staff Report dated May 21, 2026, and is incorporated herein by reference.
4. Approval(s). Given the foregoing, the Planning Commission hereby approves SPR-26-32, subject to the Conditions of Approval attached to the staff report as "Attachment 3 - Exhibit 'A'," and the Project Plan Set dated April 9, 2026, incorporated herein by reference.
5. Effective Date. Approval shall take effect on the 11th day after the date of adoption of this Resolution.

ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Attachment 3 - Exhibit 'A' – Conditions of Approval