



City of Manteca Planning Commission

FUELING STATIONS DEVELOPMENT & PERFORMANCE STANDARDS

August 6, 2026

Presented by:
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Deputy Director





City of Manteca
Planning Commission

Project Background

December 2, 2025

Council discusses growing concerns regarding continued development of fueling stations

June 16, 2026

Council received a presentation from Staff outlining several policy options for addressing continued development of fueling stations

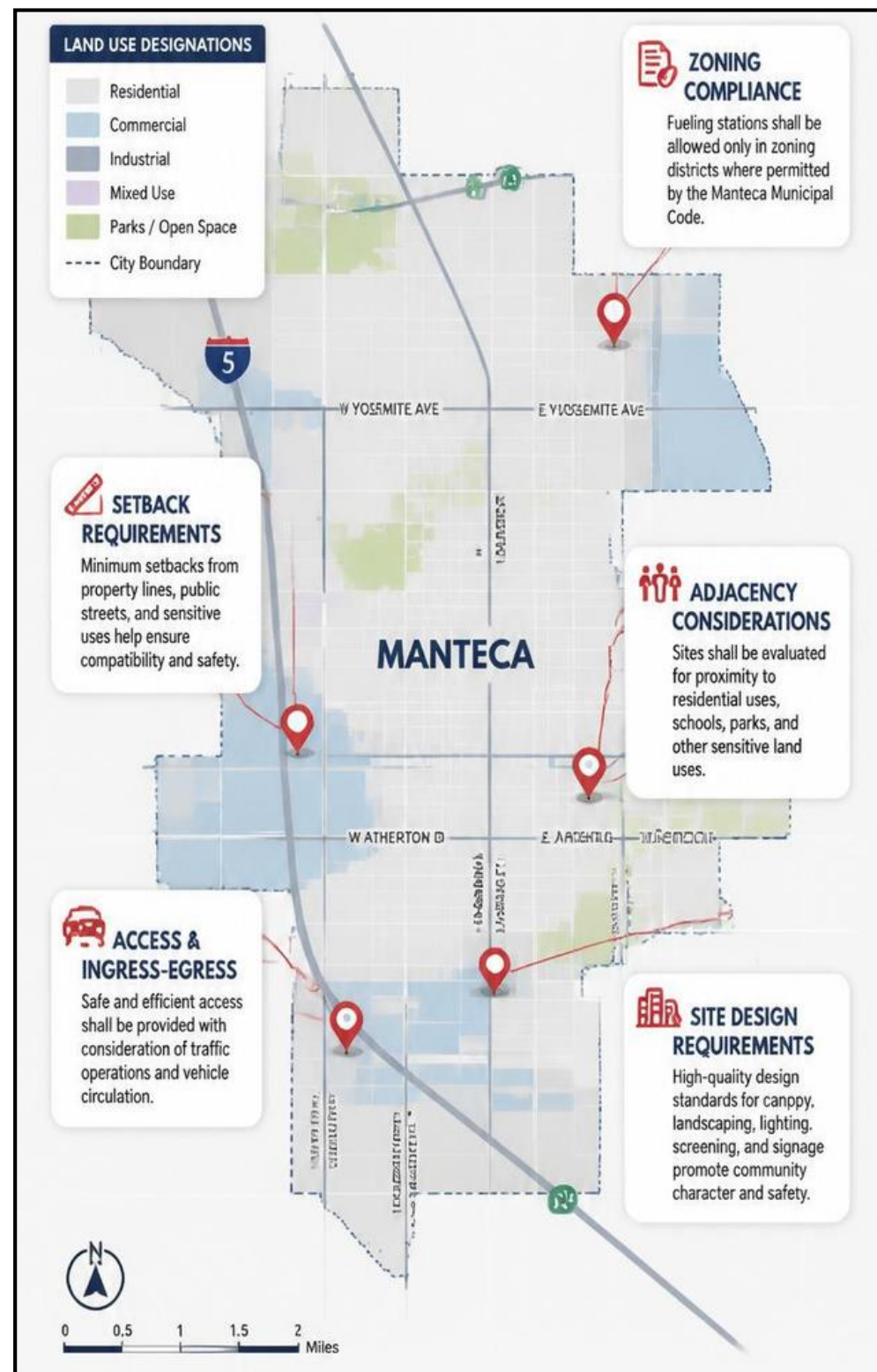
- Temporary Moratorium
- Zoning Code Amendment
- Conditional Use Permit Requirement
- General Plan Amendment

Council Direction

Council directed staff to pursue a phased implementation strategy

MMC Entitlement Procedures:

Zoning Amendment (Text): MMC 17.10.190





ZONING TEXT AMENDMENT

Section 12.22.020 Allowed Uses and Required Entitlements.

TABLE 17.22.020-1 ALLOWED USES AND REQUIRED ENTITLEMENTS FOR MANTECA'S BASE ZONING DISTRICTS					
	Mixed-Use Commercial (CMU)	Mixed-Use Downtown (DMU)	Neighborhood Commercial (CN)	General Commercial (CG)	Manufacturing Commercial (CM)
Current Entitlement Requirements					
Fueling Station	M	N	M	M	M
Proposed Entitlement Requirements					
Fueling Station	C	N	N	C	N

“M” – Minor Use Permit
“C” – Conditional Use Permit
“N” – Not Allowed





ZONING TEXT AMENDMENT

Chapter 17.98 Fueling Stations Development and Performance Standards

Distance Separation Requirements

- Minimum 500' separation between fueling stations

Site and Development Standards

- Location and site are for fueling stations
- Street frontage, access location, and ingress-egress dimension requirements
- Architectural design
- Proximity restrictions to residential zones
- Outdoor storage and fueling dispenser limitations

Performance Standards

- Management of hazardous material storage
- Noise, odor, and vibration standards

Nonconforming (Fueling Station) Development Requirements

- Standards governing alterations, expansions, and modifications to existing nonconforming fueling stations





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GENERAL PLAN & ZONING CONFORMANCE

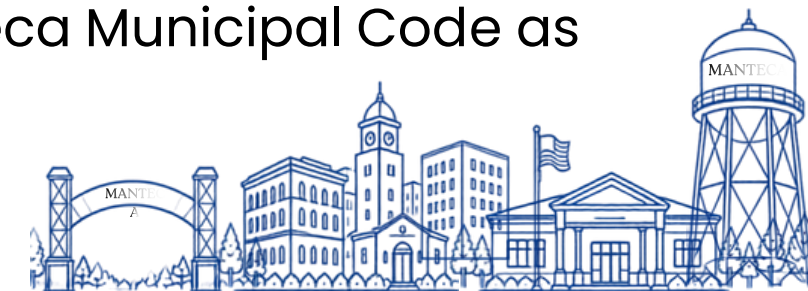
General Plan Goals & Policies

“LU-1.3 Ensure consistency and compatibility between the Land Use Map and implementing plans, ordinances, and regulations.”

“LU-4.4 Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses, based upon the location and scale of buildings, lighting, and in conformance with the noise standards of the Safety Element. When development is incompatible, require commercial uses to provide adequate buffers and/or architectural features to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas.”

Zoning Amendment Findings

1. The proposed Zoning Text Amendment is consistent with the General Plan goals, policies, and implementation programs as discussed in this report.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as discussed in this report.
3. The amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA).
4. This finding is not applicable because the Project does not include a Zoning Map Amendment.
5. The proposed Zoning Text Amendment is internally consistent with the provisions of Title 17 of the Manteca Municipal Code as discussed in this report.





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PROJECT PREREQUISITS



Public Hearing Notice

Noticed on the Manteca Bulletin
on July 17, 2026

Early Public Comment
Submissions



CEQA Review

Exempt Pursuant to Section
15061(b)(3) of the CEQA
Guidelines





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STAFF RECCOMENDATION

Planning Commission conduct a public hearing; and

Adopt a resolution recommending that the City Council adopt an ordinance for a Zoning Text Amendment (ZTA 26-62) to amend the entitlement requirements for fueling stations set forth in Table 17.22.020-1 of Section 17.22.020 relating to Allowed Uses and Required Entitlements and adding Chapter 17.98 relating to Fueling Stations Development and Performance Standards to Title 17 of the Manteca Municipal Code.

