

ORDINANCE O2026-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, AMENDING THE
ZONING MAP SET FORTH IN SECTION 17.20.040 OF
CHAPTER 17.20 OF TITLE 17 OF THE MANTECA
MUNICIPAL CODE BY REZONING THE PROJECT
PARCELS IDENTIFIED IN THE SITES 1 THROUGH 4
PROJECT

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of June 18, 2026, adopted Resolution No. 2026-25 recommending City Council make the necessary findings and adopt an Addendum to the City of Manteca General Plan Update EIR (SCH #2020019010) prepared for the Batch GPA - Site 1 through 4 Project pursuant to Sections 15162 and 15164 of the California Environmental Quality Act Guidelines, approve General Plan Amendment (GPA 26-52), and by ordinance approve Rezone (REZ 26-52) for parcels (APNs: 241-410-18, 241-410-19, 241-410-20, 241-260-13, 241-260-33, 218-210-26 AND 223-020-28); and

WHEREAS, the Project consists of four separate sites located throughout the City of Manteca and identified as follows:

Site 1: 1241, 1275 S. McKinley Avenue, 2901 Bronzan Road (APNs: 241-410-18, 241-410-19, 241-410-20);

Site 2: 3005, 3131 W. Woodward Avenue (APNs: 241-260-13, 241-260-33);

Site 3: 1250 N. Main Street (APN: 218-210-26);

Site 4: 838 N. Main Street (APN: 223-020-28), (the "Project Sites"); and

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

WHEREAS, a City Council Resolution is included in the staff report as an attachment approving GPA 26-52 for the Project Sites ensure consistency between the General Plan land use designation and Project's proposed Zoning; and

WHEREAS, Site 1 includes a Rezone for a portion of the site from the R1 (One-Family Dwelling) to the CG (General Commercial) Zone District; and

WHEREAS, Site 2 includes a Rezone for a portion of the site from the PQP (Public/Quasi-Public) to the R3 (Multiple-Family Dwelling) and a portion of R3 (Multiple-Family Dwelling) to the PQP (Public/Quasi-Public) Zone District; and

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WHEREAS, Site 3 includes a Rezone for a portion of the site from the General Commercial (CG) to the PQP (Public/Quasi-Public) Zone District; and

WHEREAS, Site 4 includes a Rezone for a portion of the site from the General Commercial (CG) to the R2 (Limited Multiple-Family Dwelling) Zone District; and

WHEREAS, the Rezone of the Project Sites is compatible with surrounding land uses and development patterns and would not introduce land uses inconsistent with the surrounding urban environment or the development assumptions established under the 2043 General Plan; and

WHEREAS, the proposed Rezone is intended to facilitate future public infrastructure improvements, public/quasi-public facilities, housing opportunities, and compatible commercial development while maintaining consistency with the City's long-range planning framework; and

WHEREAS, the Project supports implementation of numerous goals and policies of the City of Manteca 2043 General Plan, including but not limited to Goals LU-1, LU-2, LU-3, LU-7, CF-1, H-3, and GM-1; and

WHEREAS, the City of Manteca certified the 2043 General Plan Update Environmental Impact Report (EIR) (SCH #2020019010) in February of 2024, which evaluated the environmental impacts associated with full implementation and buildout of the General Plan; and

WHEREAS, an Addendum to the GPU EIR (SCH #2020019010) was prepared pursuant to CEQA Guidelines Section 15164 because the Project entailed only minor changes or additions necessary, and none of the conditions identified in CEQA Guidelines Section 15162 require preparation of a subsequent or supplemental EIR; 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, 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: Findings. The City Council hereby adopts as its own the findings required to approve Rezone application REZ 26-52 as set forth in the Planning

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Commission Staff Report dated June 18, 2026, and supporting documents, which are incorporated herein by reference.

SECTION 2: Amendment. Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code. The Zoning Map is hereby amended as shown in the staff report 'Attachment 5 – Exhibit 'A': Rezone Map'.

SECTION 3: CEQA. An Addendum to the previously certified GPU EIR (SCH #2020019010) prepared pursuant to CEQA Guidelines Section 15164, finds that the Addendum adequately evaluates the environmental effects of the Project, determines that none of the conditions identified in CEQA Guidelines Section 15162 requiring preparation of a subsequent or supplemental EIR have occurred, and therefore an Addendum is the appropriate environmental documentation for the Project.

SECTION 4: 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 5: 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.

SECTION 6: Publication. This Ordinance shall be published in accordance with Section 36933 of the California Government Code.

SECTION 7: 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

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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 ____, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments:

Attachment 5 - Exhibit "A" – Rezone Map