



Manteca Police Department Project SPR-26-32

682 S. Main Street

May 21, 2026

City of Manteca Planning Commission Public Hearing

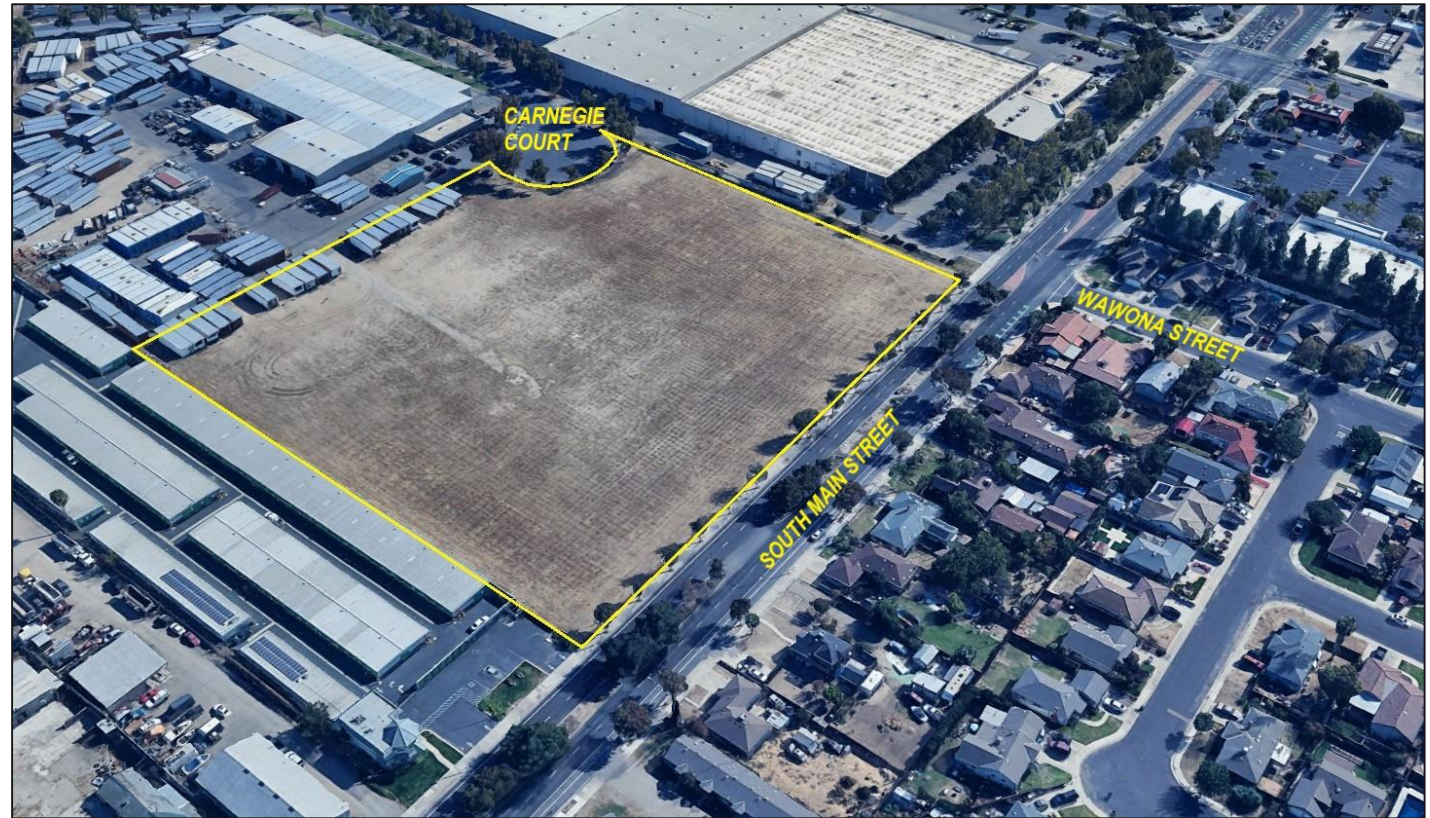
Project Information

Project Description: A new public safety facility for the Manteca Police Department

Project Size: \pm 8.07 acres
 \pm 50,000 sq. ft. office building
 \pm 5,000 sq. ft. storage building
(2.3 acres for future use)

Project Location: 682 S. Main Street

MMC Entitlement Procedures:
Site Plan Review: MMC
17.10.060;



Adjacent Uses

North: Commercial self-storage facility

East: Industrial (modular building manufacturing facility)

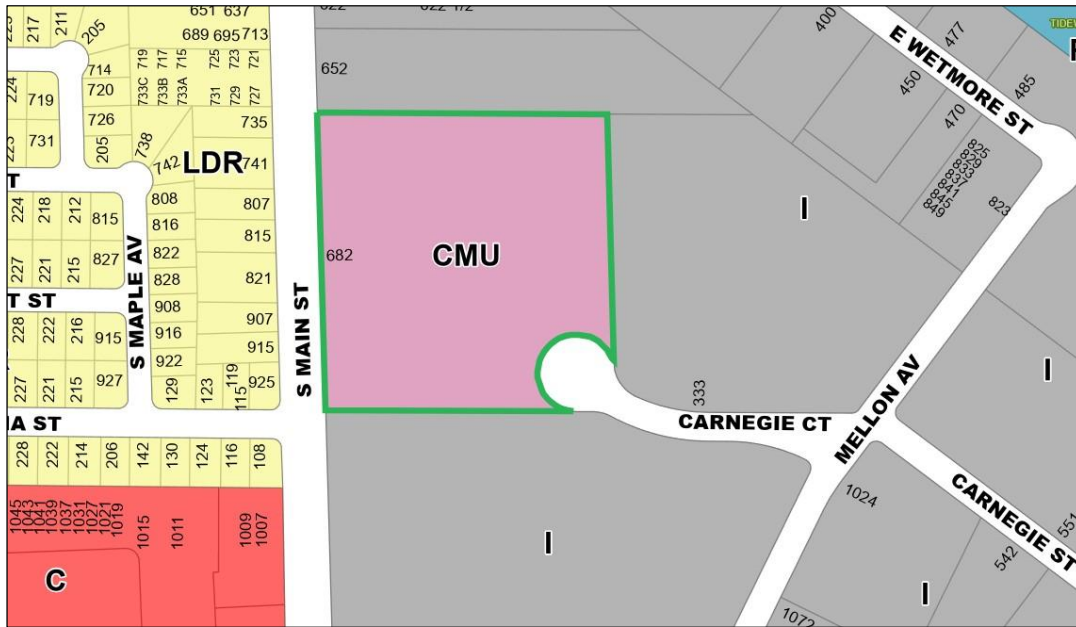
South: Industrial factory/warehouse facility

West: single-family residential subdivision



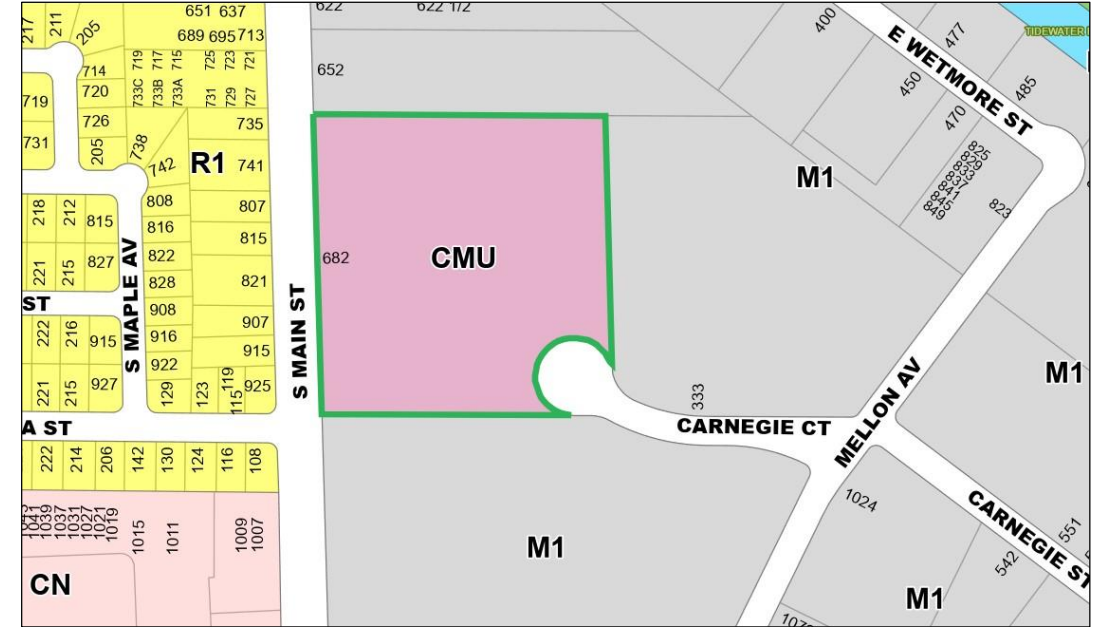
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



Commercial Mixed Use (CMU) land use designation provides for high density residential, employment centers, retail commercial, and professional offices. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible.

ZONING DISTRICT



Commercial Mixed Use (CMU) zoning district allows Public Safety Facility, offices, etc.

Site Plan

Building Area:

- ± 50,000 sq. ft. office building
- ± 5,000 sq. ft. storage building

Public Parking:

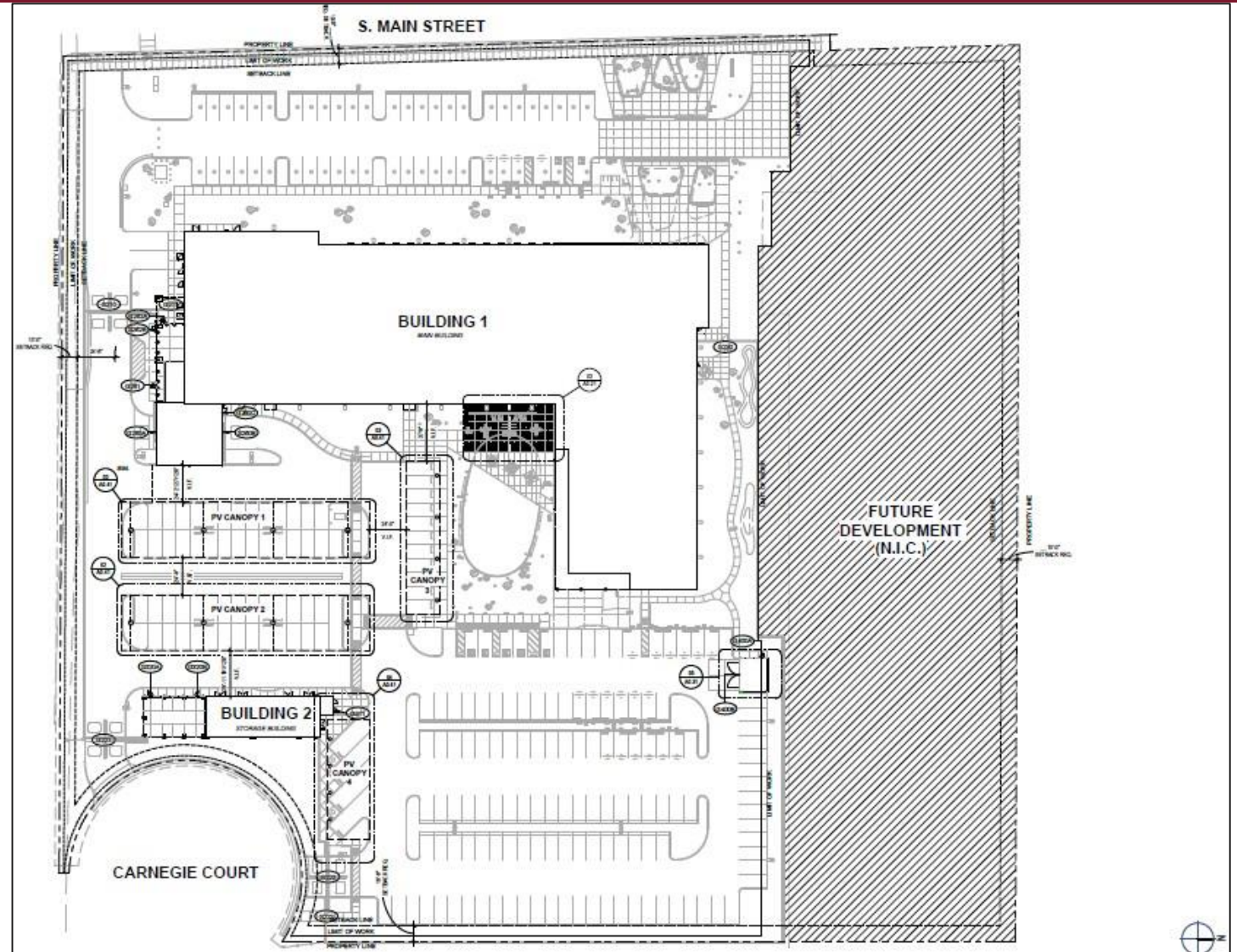
- 55 automobile spaces
- 2 ADA automobile spaces
- 4 EV spaces

Staff/Fleet Parking:

- 135 employee spaces
- 5 ADA spaces
- 12 EV spaces
- 70 fleet vehicle spaces

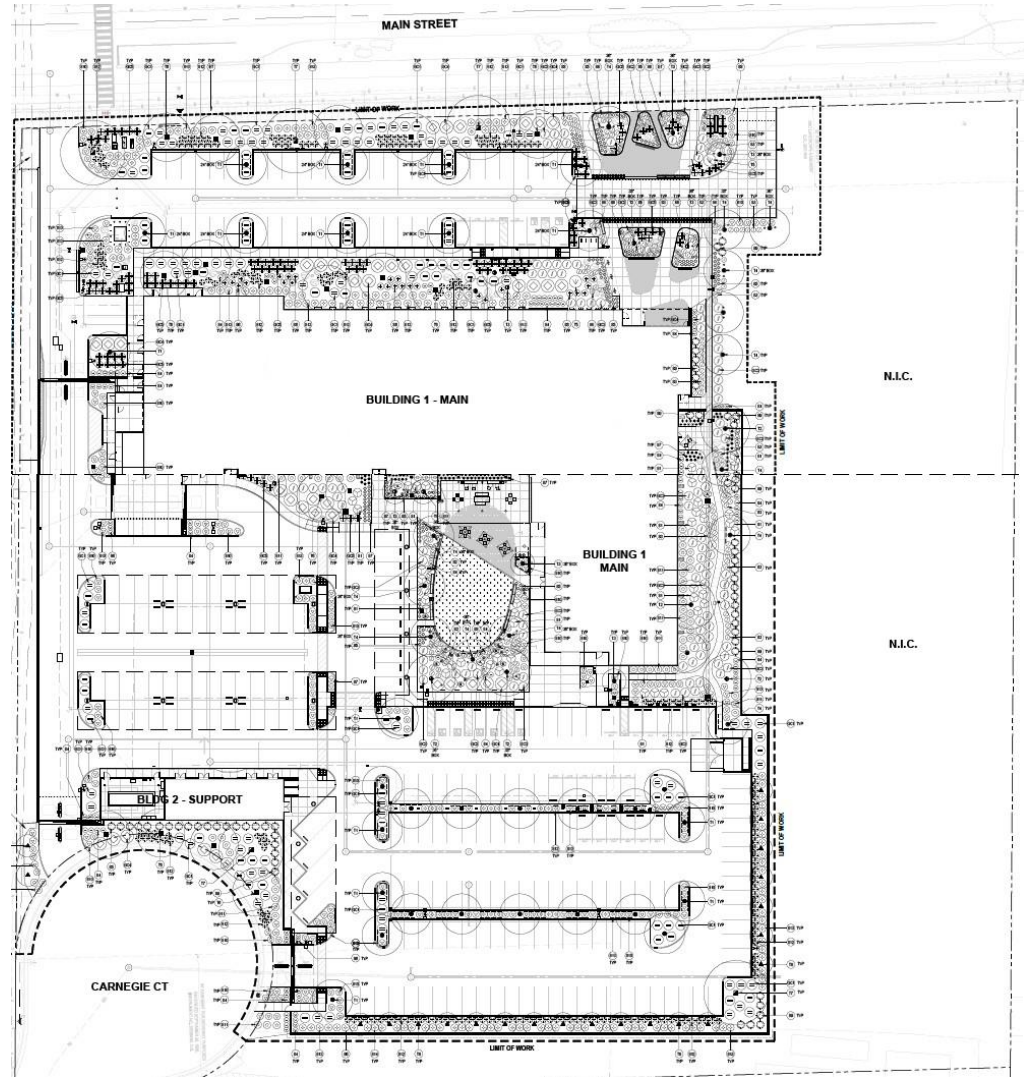
Ingress/Egress:

- S. Main Street (public)
- Carnegie Court (staff/fleet only; gated)

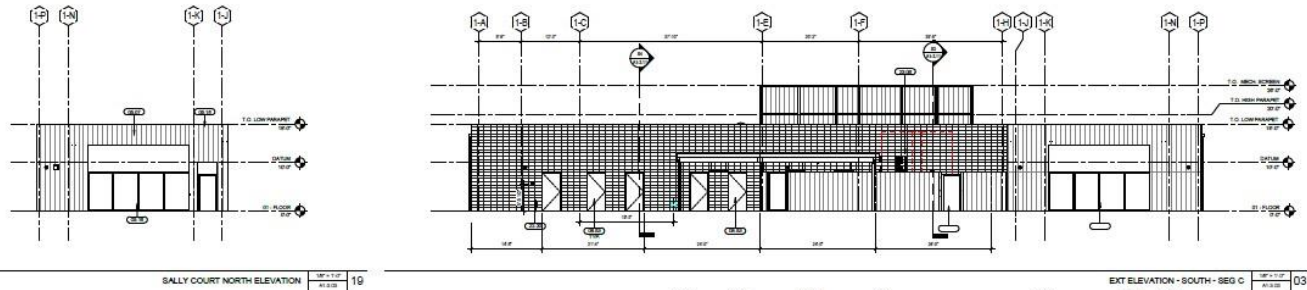


Landscaping

- Entry plaza planters
- Parking lot and building landscaping
- Internal courtyard and northern staff break areas
- S. Main Street and Carnegie Court frontage landscaping
- MWELO compliant
- Exceeds shade requirements

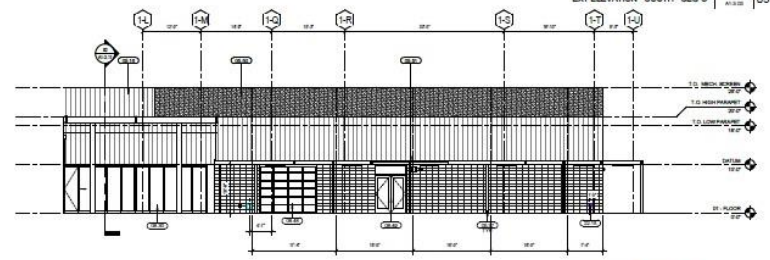


Building Elevations

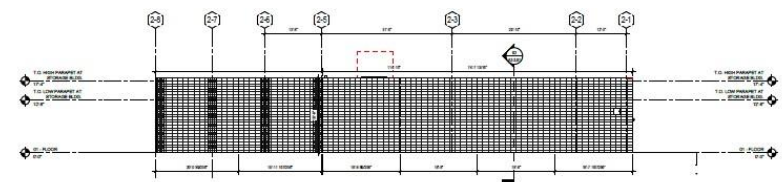


SALLY COURT NORTH ELEVATION 1/8" = 1'-0" 19

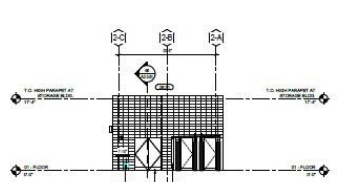
EXT ELEVATION - SOUTH - S80 C 1/8" = 1'-0" 03



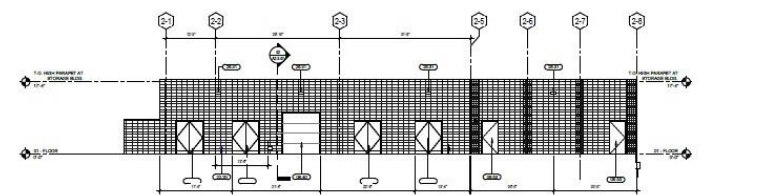
EXT ELEVATION - SOUTH - S80 A 1/8" = 1'-0" 02



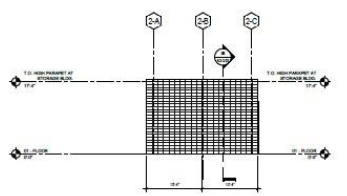
BUILDING 2 - EXTERIOR ELEVATION - EAST 1/8" = 1'-0" 10



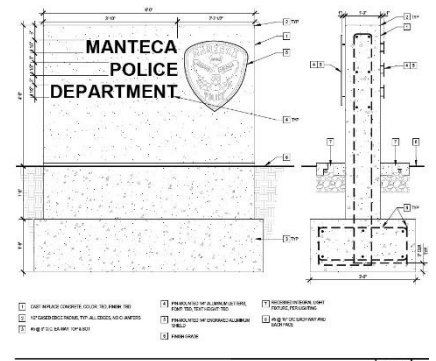
BUILDING 2 - EXTERIOR ELEVATION - NORTH 1/8" = 1'-0" 04



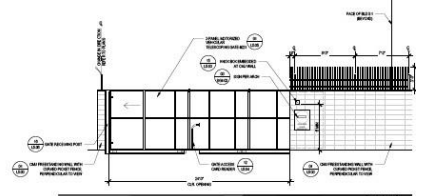
BUILDING 2 - EXTERIOR ELEVATION - WEST 1/8" = 1'-0" 09



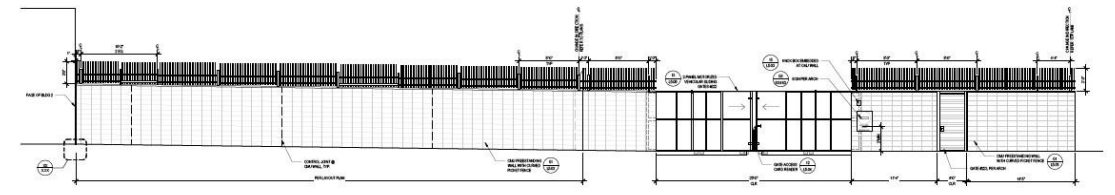
BUILDING 2 - EXTERIOR ELEVATION - SOUTH 1/8" = 1'-0" 03



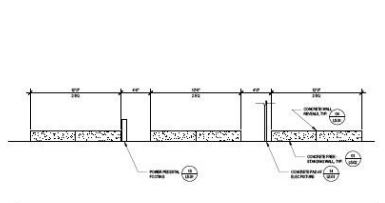
MONUMENT SIGN 1/4" = 1'-0" 02



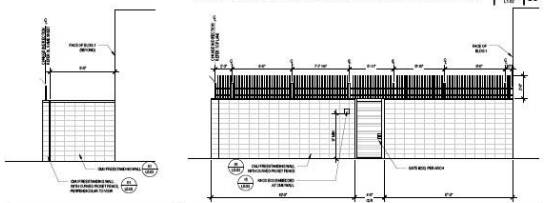
ELEVATION OF MOTORIZED VEHICULAR TELESCOPING GATE #221 AT CARNEGIE COURT 1/8" = 1'-0" 04



ELEVATION OF MOTORIZED VEHICULAR TELESCOPING GATE #222 AT CARNEGIE COURT 1/8" = 1'-0" 03

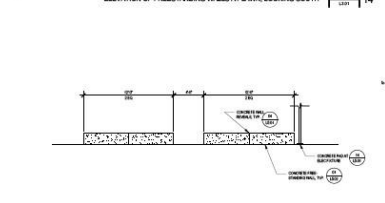


ELEVATION OF FREESTANDING WALLS AT LAWN LOOKING SOUTH 1/8" = 1'-0" 14

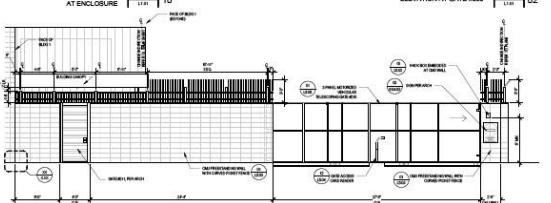


ELEVATION OF FENESTRATION WALL AT ENCLOSURE 1/8" = 1'-0" 10

ELEVATION AT GATE #230 1/8" = 1'-0" 02



ELEVATION OF FREESTANDING WALLS AT LAWN LOOKING NORTH 1/8" = 1'-0" 13



ELEVATION OF MOTORIZED VEHICULAR TELESCOPING GATE #210 1/8" = 1'-0" 01

Building Rendering



Site Operations

Tenant: Manteca Police Department

Description of Use: Police Department Headquarters

Hours of Operation: 24/7, 365 days per year

Number of Employees: approx. 121 total; 48 per shift

Special Characteristics: Staff/fleet parking areas are surrounded by solid fencing with security gates; accessible from both Carnegie Court and S Main Street sides of campus.

Public side of building and public parking is on S Main Street side of building

Conditions of Approval

116 COAs are proposed for the Site Plan Review entitlement, including:

- #63a - Developer shall install a traffic signal where the project's southern driveway takes access to S. Main Street. This work includes, but is not limited to, the installation of signal poles, installation of vehicle detection equipment, modification of the existing median, signal timing, signage and striping
- #63b - The traffic signal timing shall be synchronized with the traffic signal at the S. Main Street/Industrial Park Drive/Mission Ridge Drive intersection
- #64 - Developer shall modify the S. Main Street landscape medians and roadway signage and striping to accommodate the addition of the project's driveways
- #67 - Developer shall remove and replace the existing sidewalk, curb and gutter along the S. Main Street frontage of this project which is dilapidated, cracked or creates a tripping hazard



Public Hearing Notice

This project was duly noticed on May 8, 2026

Staff received no written comments for the project.



CEQA

A General Plan Conformity Checklist was prepared for the project pursuant to Section 15183 of the CEQA Guidelines.

Project was considered in light of its conformity to the adopted General Plan and the General Plan's adopted Environmental Impact Report (EIR).



Recommendation

Staff recommends the Planning Commission conduct a public hearing and:

- (1) Find the Manteca Police Department Project exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines, and
- (2) Adopt a Resolution approving the Major Site Plan and Design Review entitlement SPR-26-32 to allow for the development of a police headquarters facility on an 8.07-acre site located at 682 S. Main Street (APN 221-050-14).





Thank you

May 21, 2026
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