



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: June 18, 2026

PROJECT NAME: Batched GPA Sites 1 through 4

PROJECT LOCATION: Various

APPLICATION NUMBERS: GPA 26- 0052, REZ 26-0052

RECOMMENDATION:

Planning Commission conduct a public hearing and adopt a resolution recommending that the 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).

PROJECT INFORMATION	
APPLICANT	City Initiated
PROPERTY OWNER	Ed and Dolores Cardoza, PD Danna LLC, Manteca Unified School District, and City of Manteca
ZONING	One-Family Dwelling (R1), Public/Quasi Public (PQP), Multiple Family Dwelling (R3), and General Commercial (CG)
LAND USE DESIGNATION	Low Density Residential (LDR), Public/Quasi Public (PQP), High Density Residential (HDR), and Commercial (C)
EXISTING USE	Undeveloped, Unoccupied Office Building, Auto Parts Retail Store, Auto Body Repair Facility
PROPOSED USE	No new uses proposed
PARCEL(S) SIZE	APN 241-410-18: 0.49 acres APN 241-410-19: 1.03 acres APN 241-410-20: 0.94 acres APN 241-260-13: 15.87 acres APN 241-260-33: 11.22 acres APN 218-210-26: 1.78 acres APN 223-020-28: 1.58 acres
ADJACENT USES	North: Various South: Various East: Various West: Various

1. APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.10.190 Zoning Amendment (Text and Map)
MMC 17.10.200 General Plan Amendment (Text and Map)
Pub. Res. Code, § 21000 et seq. | CEQA Guidelines § 15164

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 16 (Subdivisions) and Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

2. PROJECT BACKGROUND

Prior Action

The Manteca 2043 General Plan and associated Environmental Impact Report (EIR) were adopted in February 2024. The General Plan EIR evaluated full buildout of the City’s planned land uses, infrastructure improvements, and policy framework, and identified mitigation measures for potential environmental impacts associated with future development throughout the Planning Area.

The project sites are currently designated with a variety of General Plan land use designations, including Low Density Residential (LDR), High Density Residential (HDR), Public/Quasi-Public (PQP), and Commercial (C). These designations allow for a range of residential, public, institutional, retail, office, service, and commercial uses at varying development intensities consistent with the standards established in the 2043 General Plan.

Project Review

The proposed project is limited to amendments to the General Plan land use designation and zoning designation maps, and does not include any physical development, construction activity, site improvements, or operational changes. The application was processed solely as a policy and mapping consistency cleanup. The request is intended to align the City's land use and zoning designations for consistency purposes and does not authorize or approve any future development activity. As no construction or site modifications are proposed as part of this action, the project was not routed to internal departments or outside agencies for technical review. Any future development proposal associated with any of the subject properties would be required to undergo separate review, including applicable departmental routing, environmental review, and entitlement approvals.

3. PROJECT DESCRIPTION

The proposed project consists of a series of General Plan Amendments (GPAs) and corresponding rezonings for four sites within the City of Manteca. The amendments are being processed as part of a "Batched GPA" pursuant to Government Code Section 65358(b), which allows multiple General Plan amendments to be considered under a single legislative action.

The project includes three capital improvement-related sites (Sites 1 through 3) and one housing-related site (Site 4). The proposed amendments are intended to facilitate future public infrastructure improvements, site planning flexibility, and additional housing opportunities while maintaining overall consistency with the City's housing and land use goals. Each site would also require a corresponding rezone to implement the proposed General Plan land use designation changes.

Any future residential capacity associated with Site 4 may be evaluated for inclusion in future Housing Element inventory updates, as applicable.

Future development associated with the proposed amendments are not currently proposed as part of this application. Any future development, subdivision, right-of-way acquisition, or related discretionary approvals would be processed separately.

Site 1 – Commercial ROW Acquisition

The proposed project includes a General Plan Amendment to change approximately one acre along the southern portion of Site 1 from Low Density Residential (LDR) to Commercial (C), along with a rezone from R-1 to CG. Future development of the site may require right-of-way acquisition from the California Department of Transportation (Caltrans) and approval of a Tentative Parcel Map, which would be processed separately from this request. Under the proposed designations, the site would allow a maximum development potential of approximately 11 residential units and 26,136 square feet of commercial uses.

Site 2 – School District Site Swap

The proposed project includes a General Plan Amendment and Rezone affecting portions of APNs 241-260-13 and 241-260-33. Approximately 0.82 acres of APN 241-260-13 would be redesignated from Public/Quasi-Public (PQP) to High Density Residential (HDR) and rezoned from PQP to R-3. In addition, approximately 1.82 acres of APN 241-260-33 would be redesignated from HDR to PQP and Rezoned from R-3 to PQP.

Following the amendments, Site 2 would contain approximately 10.22 acres of HDR and 17.98 acres of PQP land uses. No development is currently proposed; however, the amendments would result in an overall reduction of approximately 30 potential residential units due to the decrease in HDR acreage. Under the proposed designations, the site would have a maximum development potential of approximately 306 residential units and 391,604 square feet of PQP uses.

Site 3 – Fire Station 3 Relocation Site

The proposed project includes a General Plan Amendment to redesignate approximately 1.14 acres along the northern portion of Site 3 from Commercial (C) to Public/Quasi-Public (PQP), along with a corresponding rezone from CG to PQP. Future development of the site may require approval of a Tentative Parcel Map, which would be processed separately from the proposed amendments. Under the proposed designations, the site would allow approximately 16,466 square feet of commercial uses and 24,829 square feet of PQP uses.

Site 4 – Cardoza Housing Property

The proposed project includes a General Plan Amendment to redesignate approximately 0.27 acres along the eastern portion of Site 4 from Commercial (C) to Medium Density Residential (MDR), along with a corresponding rezone from CG to R-2. Future development may require approval of a Tentative Parcel Map to subdivide the site into multiple parcels for future residential development; however, any subdivision request would be processed separately. Under the proposed designation, the site would allow a maximum development potential of approximately five residential units and 33,976 square feet of commercial uses.

4. PROJECT LOCATION & SITE CONDITIONS

Location

The proposed project consists of four individual sites located throughout the City of Manteca. The sites are located along South McKinley Avenue, Woodward Avenue, and North Main Street corridors and collectively encompass approximately 34 acres. Existing site conditions and surrounding land uses for each project site are described below.

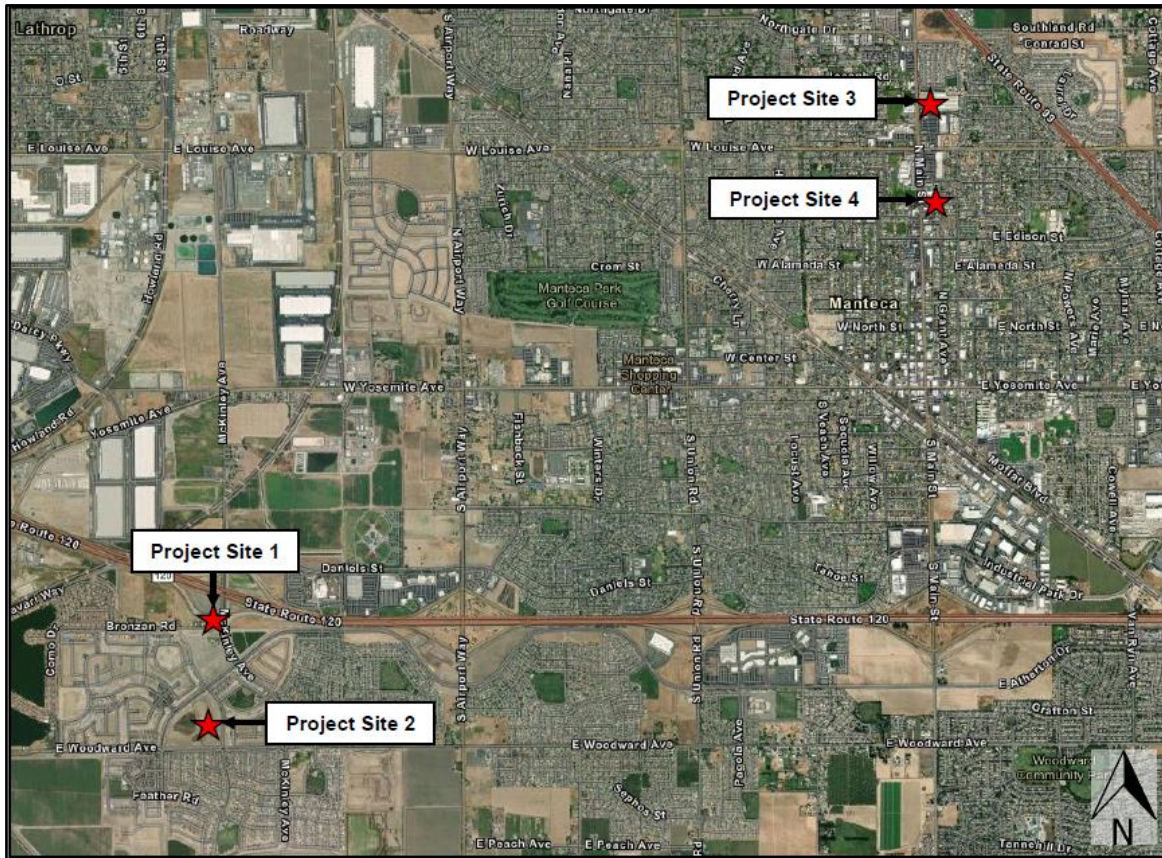


FIGURE 4.1: Project Sites

Site 1 – Commercial Right-of-Way Acquisition

Site 1 consists of approximately 2.46 acres identified by Assessor's Parcel Numbers (APNs) 241-410-18, 241-410-19, and 241-410-20. The site is located northwest of the intersection of Bronzan Road and South McKinley Avenue and is currently undeveloped. Surrounding land uses include undeveloped land and State Route 120 to the north, undeveloped land to the east, undeveloped land



FIGURE 4.2: Project Site 1

and a single-family residence to the south, and single-family residential development to the west.

Site 2 – School District Site Swap

Site 2 consists of approximately 28.2 acres identified by APNs 241-260-13 and 241-260-33. The site is located northeast of the intersection of Woodward Avenue and Joshua Street and is currently undeveloped. The site is bounded by Joshua Street to the north and west, Yukon Territory Avenue to the east, and Woodward Avenue to the south.

Surrounding land uses include single-family residential and undeveloped land to the north, single-family residential, undeveloped land, and Laurel Park to the east, and single-family residential to the south and west.



FIGURE 4.3: Project Site 2

Site 3 – Fire Station 3 Relocation Site

Site 3 consists of approximately 1.77 acres identified by APN 218-210-26. The site is located northeast of the intersection of North Main Street and Lancaster Drive. An existing unoccupied office building is located along the southern portion of the site, while the remainder of the property is undeveloped. The site is bounded by North Main Street to the west.

Surrounding land uses include single-family

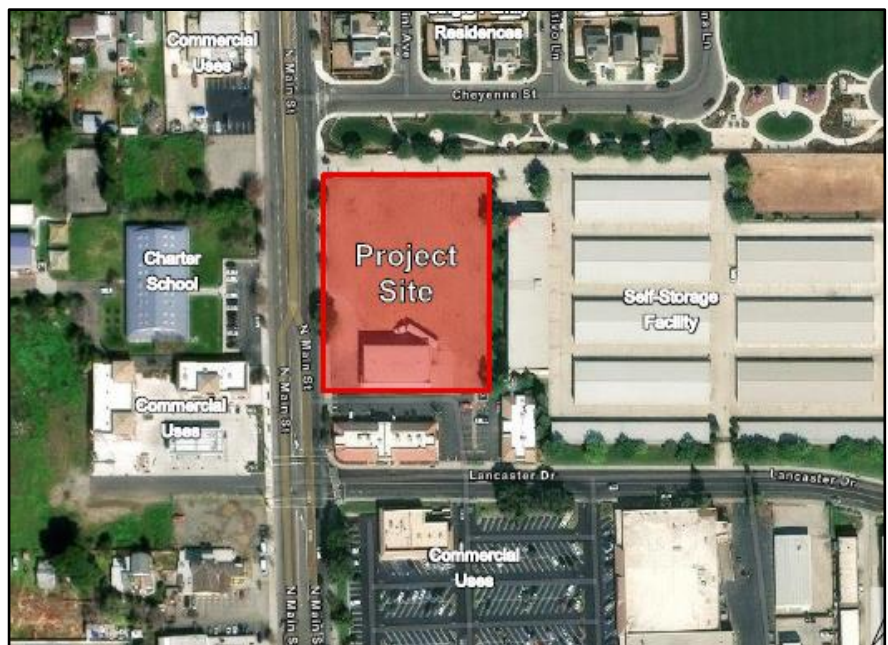


FIGURE 4.4: Project Site 3

residential to the north, a self-storage facility to the east, a park to the northeast, commercial uses to the south, and commercial uses and a charter school to the west.

Site 4 – Cardoza Housing Property

Site 4 consists of approximately 1.57 acres identified by APN 223-020-28. The site is located southeast of the intersection of North Main Street and Jason Street. The northern portion of the site is currently developed with an existing NAPA Auto Parts warehouse and auto body shop, while the southern portion of the site remains undeveloped. The site is bounded by North Grant Avenue to the east and North Main Street to the west.



FIGURE 4.5: Project Site 4

Surrounding land uses include single-family residential and commercial uses to the north, single-family residential development to the east, an elementary school to the northeast, single-family residential and commercial uses to the south, and commercial uses and Golden West School to the west.

5. ANALYSIS

The project has been analyzed with respect to the applicable codes and procedures set forth the order below.

1. GENERAL PLAN CONFORMANCE
2. ZONING ORDINANCE CONFORMANCE
3. ENVIRONMENTAL DETERMINATION

5.1. GENERAL PLAN CONFORMANCE

The proposed project consists of General Plan Amendments and corresponding rezonings for four sites located throughout the City of Manteca. The proposed amendments are intended to facilitate future public infrastructure improvements, public/quasi-public facilities, and housing opportunities while maintaining consistency with the long-range vision, goals, and policies established in the adopted 2043 General Plan.

The project includes modifications to Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), Medium Density Residential (MDR), and Public/Quasi-Public (PQP) land use designations across the four project sites. The amendments are primarily administrative and policy-oriented in nature and do not approve specific development projects at this time. Any future development facilitated by the proposed amendments would remain subject to separate entitlement and environmental review processes.

The proposed General Plan Map Amendments include:

Site 1: General Plan Map Amendment: a portion of the site from LDR (Low Density Residential) to C (Commercial);

Site 2: General Plan Map Amendment portions of the site between PQP (Public/Quasi Public) and HDR (High Density Residential);

Site 3: General Plan Map Amendment, a portion of the site from C (Commercial) to PQP (Public/Quasi Public); and

Site 4: General Plan Map Amendment to a portion of the site from C (Commercial) to MDR (Medium Density Residential).



FIGURE 5.1.1: Site 1 Existing General Plan Designation

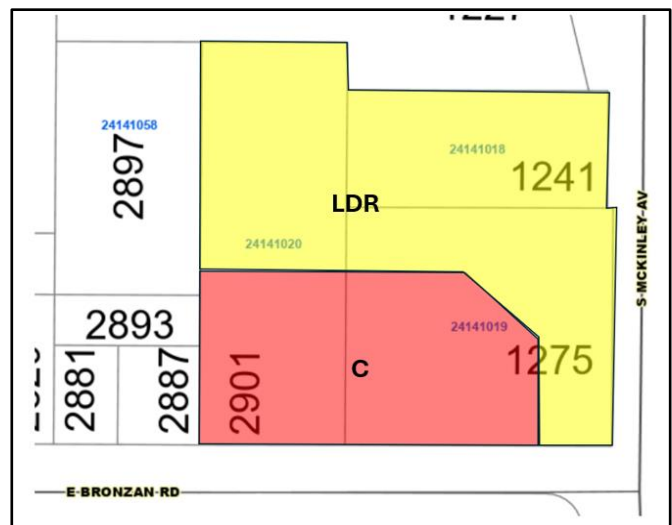


FIGURE 5.1.2: Site 1 Proposed General Plan Designation

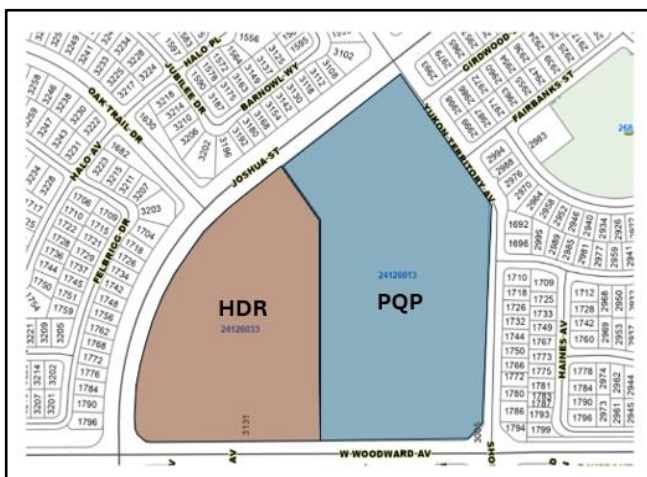


FIGURE 5.1.3: Site 2 Existing General Plan Designation

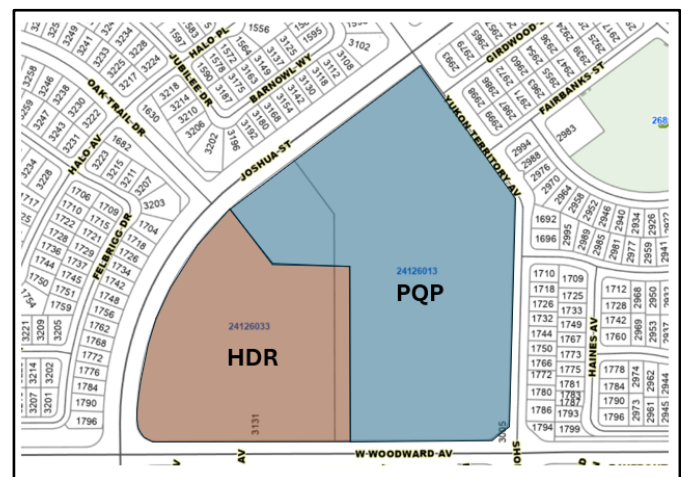


FIGURE 5.1.4: Site 2 Proposed General Plan Designation

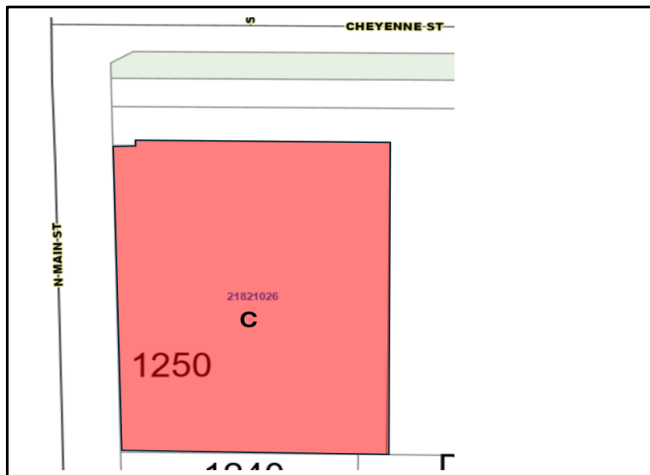


FIGURE 5.1.5: Site 3 Existing General Plan Designation

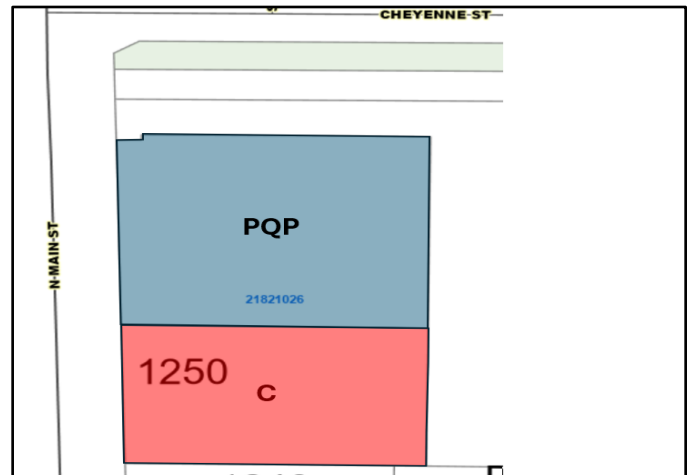


FIGURE 5.1.6: Site 3 Proposed General Plan Designation

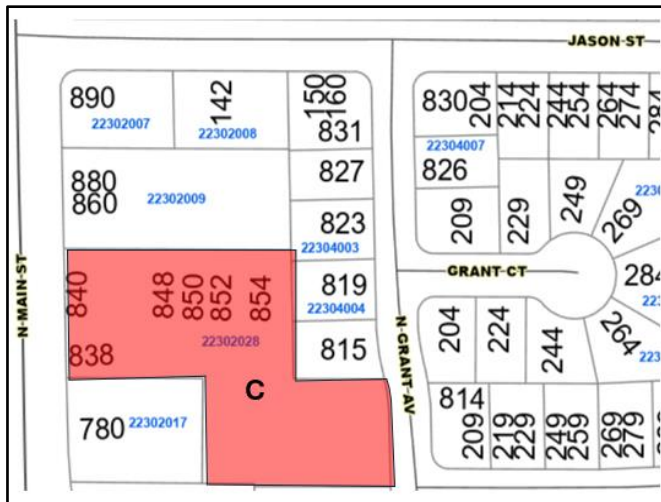


FIGURE 5.1.7: Site 4 Existing General Plan Designation



FIGURE 5.1.8: Site 4 Proposed General Plan Designation

The 2043 General Plan requires staff to make the following findings in support of a General Plan Map Amendment. Pursuant to the 2043 General Plan and applicable provisions of the Manteca Municipal Code, the following findings can be made in support of the proposed General Plan Map Amendments:

1. The amendment is deemed to be in the public interest.

***Finding:** The proposed General Plan Amendments are deemed to be in the public interest because they promote orderly and coordinated land use planning consistent with the City's long-range vision for growth and development as established in the adopted 2043 General Plan. The amendments are intended to provide consistency between the City's General Plan Land Use Map and Zoning Map while facilitating future public infrastructure planning, public/quasi-public facilities, housing opportunities, and compatible commercial development opportunities within the City's planned urban area.*

The proposed amendments support implementation of General Plan goals and policies related to orderly growth, infill development, growth management, housing opportunities, and efficient utilization of existing infrastructure and public services. The amendments would also improve the City's ability to accommodate future community facility needs and maintain flexibility for future development opportunities consistent with the City's adopted planning framework.

2. The amendment is consistent and/or compatible with the rest of the General Plan.

Finding: *The proposed General Plan Amendments are consistent and compatible with the goals, policies, and overall intent of the adopted 2043 General Plan. The amendments maintain consistency with the General Plan's land use framework by refining land use designations for properties already located within the City's planned urban growth area. The proposed amendments support future residential, commercial, and public/quasi-public land use opportunities consistent with the City's long-range planning objectives.*

As discussed in the General Plan Conformance section of this staff report, the project supports General Plan goals and policies related to maintaining an appropriate mix and distribution of land uses, promoting orderly infill development, accommodating future housing opportunities, supporting public facilities and services, and ensuring coordinated growth management. The proposed amendments would not conflict with the General Plan's vision, guiding principles, infrastructure assumptions, or development projections evaluated as part of the adopted 2043 General Plan.

3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.

Finding: *The potential environmental impacts associated with the proposed General Plan Amendments and corresponding rezonings have been evaluated pursuant to the California Environmental Quality Act (CEQA). Environmental review for the project was completed through preparation of an Addendum to the certified City of Manteca 2043 General Plan Environmental Impact Report (SCH #2020019010) pursuant to CEQA Guidelines Section 15164. The Addendum concluded that the proposed amendments would not result in new significant environmental impacts or substantially increase the severity of previously identified impacts analyzed in the certified General Plan EIR.*

The proposed amendments do not approve any specific development project, authorize construction activity, or result in operational changes at this time. Any future development facilitated by the proposed amendments would remain subject to separate discretionary review, environmental analysis, and compliance with all applicable City standards, Municipal Code requirements, infrastructure requirements, and mitigation measures, as applicable. Accordingly, the proposed amendments have been determined not to be detrimental to the public health, safety, or welfare.

4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

Finding: *The proposed General Plan Amendments have been processed in accordance with the applicable provisions of the California Government Code, the*

California Environmental Quality Act (CEQA), CEQA Guidelines, and the City of Manteca Municipal Code. Public notice and hearing requirements associated with the proposed amendments have been satisfied in accordance with State law and local regulations.

Environmental review for the project was completed through preparation of an Addendum to the certified 2043 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15164. The Planning Commission conducted a duly noticed public hearing and considered all oral and written testimony, staff reports, environmental documentation, and evidence presented regarding the proposed amendments prior to making a recommendation to the City Council regarding approval of the project.

Additionally, the proposed amendments are consistent with the following General Plan goals and policies:

Goal LU-1: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

***Analysis:** The proposed General Plan Amendments maintain an appropriate mix of residential, commercial, and public/quasi-public land uses throughout the City. The project would provide additional flexibility for future public facilities, infrastructure improvements, and residential opportunities while ensuring compatibility with surrounding urban development patterns. The proposed amendments continue to support the City's long-range planning framework and community service needs.*

Goal LU-2: Promote infill development and provide for orderly, well-planned, and balanced growth that does not exceed the City's available infrastructure capacity and resources and is consistent with the General Plan.

***Analysis:** The proposed amendments are located within the City's planned urban area and support orderly development patterns anticipated under the 2043 General Plan. The project sites are either currently undeveloped or partially developed and are located adjacent to existing infrastructure, roadways, public facilities, and urban development. The amendments represent logical land use adjustments that support future growth while remaining consistent with planned infrastructure and service capacity.*

Goal LU-3: Establish and maintain residential neighborhoods that meet the housing needs of all residents and are safe and attractive places to live with convenient access to services, recreation, and employment.

***Analysis:** The proposed MDR designation associated with Site 4 maintains opportunities for future residential infill development within an urbanized corridor adjacent to existing commercial uses, schools, and public services. The project supports future housing opportunities within areas already planned for urban development and maintains compatibility with surrounding residential neighborhoods.*

Goal LU-7: Provide adequate land for development of public and quasi-public uses, including parks, schools, and community facilities to support existing and new development and the community's needs.

Analysis: *The proposed School District Site Swap and Fire Station Relocation amendments directly support future public and quasi-public facility planning within the City. The amendments would provide additional flexibility for future school-related and fire service-related uses while ensuring adequate land remains available to accommodate future public facility needs associated with continued community growth.*

Goal CF-1: Provide innovative, affordable, and high-quality community services and facilities to all residents, businesses, and visitors in Manteca.

Analysis: *The proposed project supports the long-term provision of community services and facilities through land use adjustments intended to facilitate future public infrastructure and service improvements. The proposed PQP designations associated with Sites 2 and 3 would assist in accommodating future public facilities necessary to serve existing and future residents of the City.*

Goal H-3: Provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.

Analysis: *The proposed amendments maintain opportunities for future residential development and support the City's broader housing objectives identified in the General Plan. While the cumulative amendments result in a modest reduction in overall residential unit capacity, the project continues to provide opportunities for future residential development at varying densities consistent with the City's housing strategy and long-term planning objectives.*

Goal GM-1: Maintain appropriate growth management measures that ensure a high quality of life, appropriate levels of service, and address anticipated development patterns and timing of public services, facilities, and infrastructure to serve new growth.

Analysis: *The proposed amendments support coordinated long-term infrastructure and facility planning by refining land use designations to better align with future public service and development needs. The project sites are located within areas planned for urban growth and can be served by existing or planned infrastructure consistent with the City's growth management framework.*

Overall, the proposed General Plan Amendments remain consistent with the goals, policies, and guiding principles of the adopted 2043 General Plan and represent reasonable modifications to the City's long-range land use framework.

5.2. ZONING ORDINANCE CONFORMANCE

The proposed project includes corresponding rezonings for Sites 1 through 4 which ensures consistency between the General Plan Land use designations and the City's zoning map. The proposed rezonings are necessary to implement the amended General Plan land use designations and ensure future development of the sites occurs in conformance with the City's adopted land use policies and development standards.

The proposed rezonings include:

Site 1: Rezone from R-1 (One-Family Dwelling) to CG (General Commercial);

Site 2: Rezone portions of the site between PQP (Public/Quasi Public) and R-3 (Multiple-Family Residential);

Site 3: Rezone a portion of the site from CG (General Commercial) to PQP (Public/Quasi Public); and

Site 4: Rezone a portion of the site from CG (General Commercial) to R-2 (Limited Multiple-Family Dwelling).

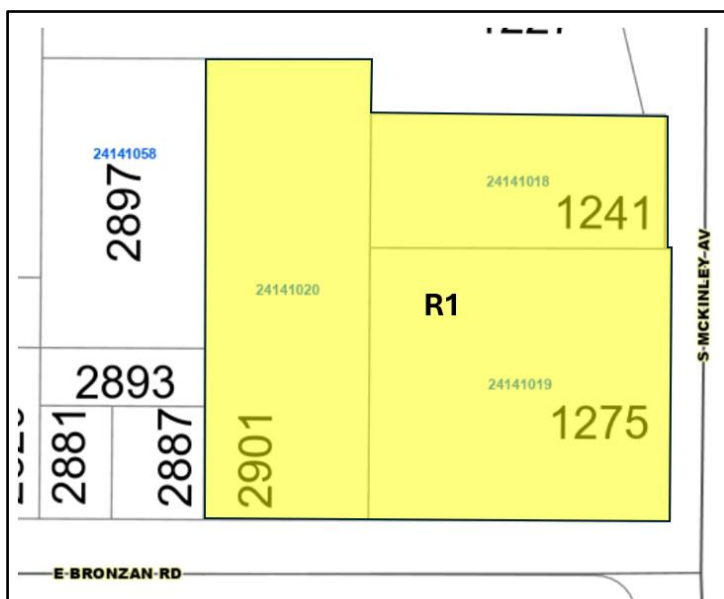


FIGURE 5.2.1: Site 1- Existing Zoning Designation

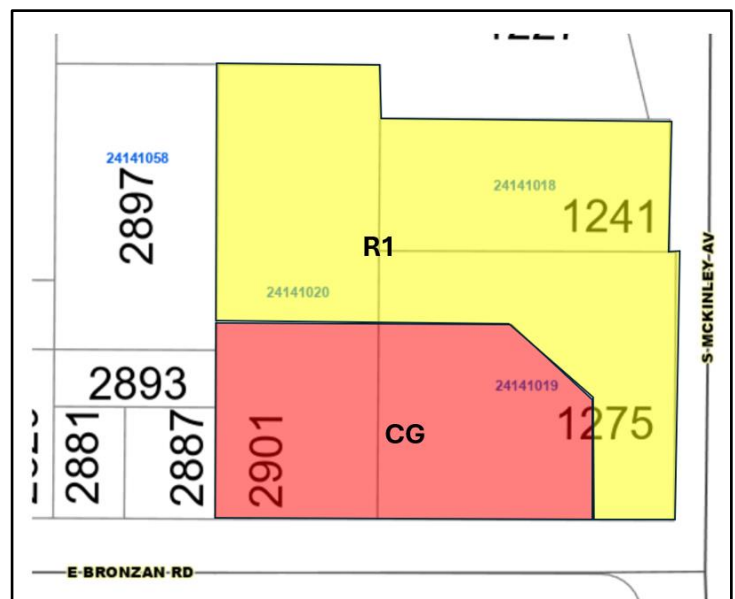


FIGURE 5.2.2: Site 1- Proposed Zoning Designation

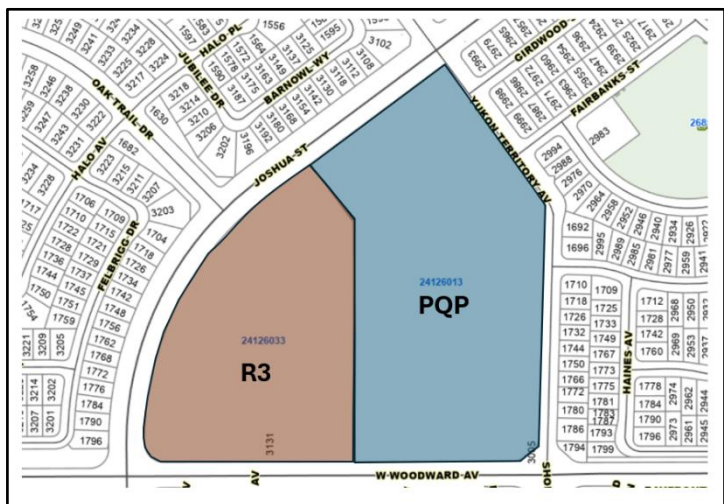


FIGURE 5.2.3: Site 2- Existing Zoning Designation

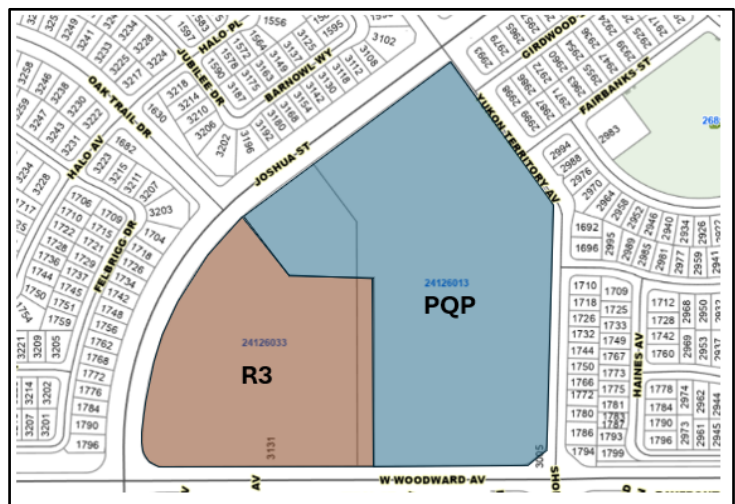


FIGURE 5.2.4: Site 2- Proposed Zoning Designation

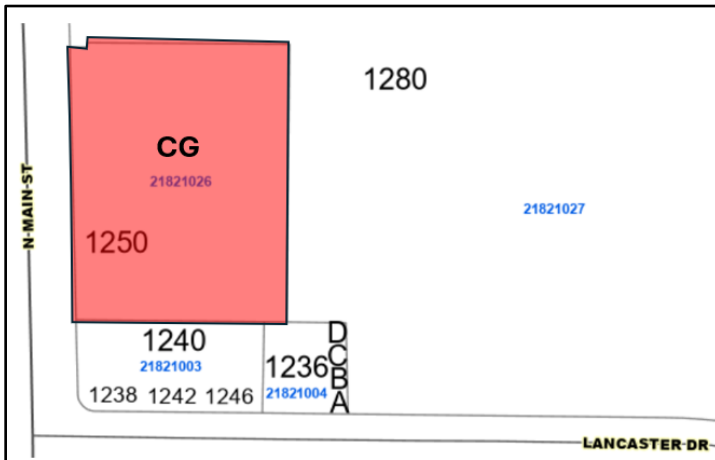


FIGURE 5.2.5: Site 3- Existing Zoning Designation

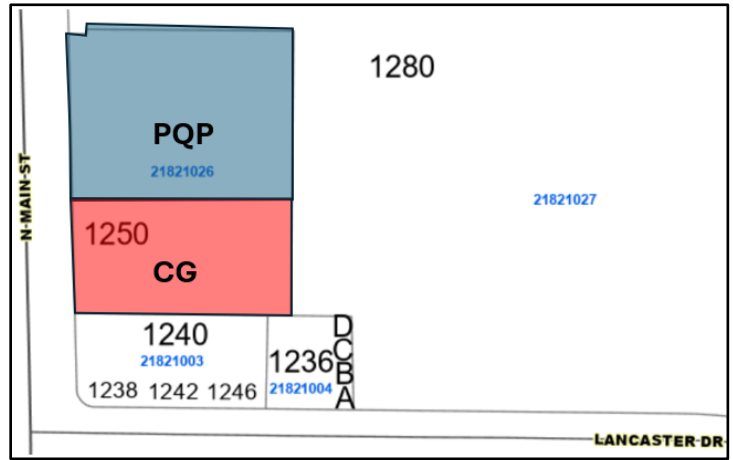


FIGURE 5.2.6: Site 3- Proposed Zoning Designation

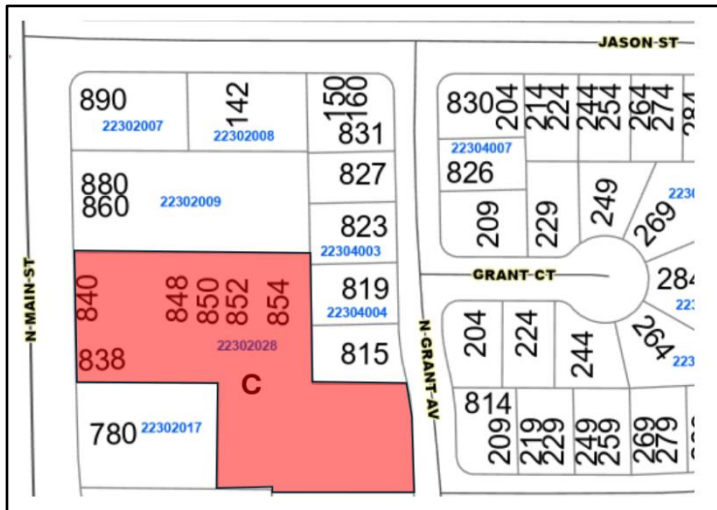


FIGURE 5.2.7: Site 4- Existing Zoning Designation

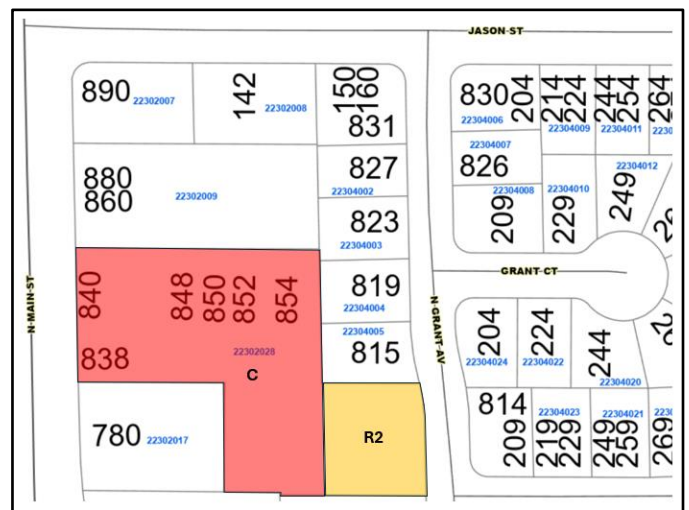


FIGURE 5.2.8: Site 4- Proposed Zoning Designation

The proposed zoning districts are compatible with the anticipated future uses of each site and surrounding development patterns. The rezonings would not introduce land uses that are inconsistent with the surrounding urban environment or the development assumptions previously planned under the 2043 General Plan.

1. The proposed Zoning Map Amendment is consistent with the General Plan and any applicable Specific Plan goals, policies, and implementation programs.

Analysis: The proposed rezonings are consistent with the amended General Plan land use designations for each project site. The rezonings would implement the land use framework established through the proposed GPAs and ensure future development occurs in conformance with the goals, policies, and development standards established in the 2043 General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

***Analysis:** The proposed rezonings would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The rezonings are intended to facilitate future orderly development, public facilities, infrastructure planning, and housing opportunities consistent with the City's adopted planning framework. Future development proposals would remain subject to separate review and compliance with all applicable development standards, infrastructure requirements, and Municipal Code provisions.*

3. The amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

***Analysis:** Environmental review for the project has been completed through the preparation of an Addendum to the certified City of Manteca 2043 General Plan Environmental Impact Report (SCH #2020019010). The Addendum concluded that the proposed amendments would not result in new significant environmental impacts or substantially increase the severity of impacts previously identified in the certified General Plan EIR. Accordingly, the City determined that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.*

4. The site is physically suitable for the requested zoning designations and anticipated future development.

***Analysis:** The subject sites are located within the City's planned urban area and are physically suitable for the proposed zoning districts and anticipated future land uses. The sites are either currently undeveloped or partially developed and are located adjacent to existing roadways, infrastructure, public facilities, residential neighborhoods, and commercial development. Utilities and public services are available or anticipated to be extended consistent with the future development of the surrounding area. The proposed rezonings are therefore appropriate for the physical characteristics and urban context of the sites.*

5.3 ENVIRONMENTAL CLEARANCE

The City of Manteca previously certified the 2043 General Plan Environmental Impact Report (EIR) in February 2024, which evaluated the environmental impacts associated with full implementation and buildout of the General Plan. The certified EIR analyzed future development anticipated throughout the Planning Area, including residential, commercial, public facility, infrastructure, and circulation improvements, and identified mitigation measures to reduce potentially significant impacts.

Pursuant to CEQA Guidelines Section 15164, an Addendum to a previously certified EIR was prepared 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.

The proposed Batched General Plan Amendments and associated rezonings remain within the scope of development evaluated in the certified 2043 General Plan EIR. The proposed

amendments primarily involve adjustments to land use boundaries and land use designations to facilitate future public infrastructure improvements, public facility planning, and housing opportunities. The proposed changes do not substantially alter the overall development intensity or growth assumptions previously analyzed in the General Plan EIR. In addition, the project does not introduce new land use types or development patterns that were not previously contemplated as part of General Plan buildout.

Based on review of the proposed amendments and the environmental analysis contained within the certified General Plan EIR, the staff has determined that preparation of an Addendum is appropriate as none of the circumstances identified under CEQA Guidelines Section 15162 are present. Specifically:

- The proposed project does not involve substantial changes that would result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts;
- Circumstances surrounding the project area have not substantially changed in a manner that would create new significant environmental effects or substantially worsen previously identified impacts; and
- No new information of substantial importance has been identified demonstrating the potential for new or substantially more severe environmental impacts beyond those previously analyzed in the certified General Plan EIR.

The proposed project remains consistent with the overall land use framework, infrastructure assumptions, and development projections evaluated in the 2043 General Plan EIR. Any future development projects occurring on the subject sites would be required to undergo separate project-level review, including additional environmental analysis, as necessary, prior to approval.

Staff has determined that the preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate and that no subsequent or supplemental EIR is required for the proposed project.

6. CONCLUSION

Based on the analysis and findings contained within this staff report, the proposed Batched GPA Sites 1 through 4 Project is consistent with the goals, policies, and implementation framework of the adopted 2043 General Plan and applicable provisions of the Manteca Municipal Code. The proposed General Plan Amendments and corresponding rezonings are intended to provide policy and mapping consistency, support future public infrastructure and community facility planning, and maintain opportunities for future residential and commercial development consistent with the City's long-range planning objectives.

The proposed amendments do not approve any specific development projects, authorize new construction, or result in operational changes at this time. Any future development associated with the subject properties would remain subject to separate entitlement applications, environmental review, and compliance with all applicable City standards and regulations.

Environmental review for the project was completed through the preparation of an Addendum to the certified City of Manteca 2043 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15164. The Addendum concluded that the proposed amendments would not result in significant new environmental impacts or substantially increase the severity of previously identified impacts analyzed in the certified General Plan EIR.

Staff recommends that the Planning Commission conduct a public hearing and recommend that the City Council make the necessary findings and adopt an Addendum to the City of Manteca General Plan EIR (SCH #2020019010) prepared for the Batch GPA - Site 1 through 4 Project pursuant to CEQA Guidelines Sections 15162 and 15164 the California Environmental Quality Act Guidelines, and adopt a resolution recommending the City Council approve a General Plan Map Amendment (26-52) and Rezone (26-52) for the subject properties.

PROJECT ATTACHMENTS

The Project Attachments have been included as part of the Planning Commission Agenda and not attached to this Staff Report. All documents are accessible via the link below.

https://manteca-ca.granicus.com/ViewPublisher.php?view_id=2

Attachment 2 – General Plan Amendment Resolution
Attachment 3 – Exhibit ‘A’ - General Plan Amendment Map
Attachment 4 – Rezone Ordinance
Attachment 5 – Exhibit ‘A’ Rezone Map
Attachment 6 – CEQA Batch GPA Addendum sites 1 through 4
Attachment 7 – Project Presentation

Report Prepared by: Sol Jobrack, Associate Planner

Reviewed by: Jesus R. Orozco, Deputy Director of Development Services - Planning

Approved by: Brad Wungluck, Director of Development Services
