



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT (GPA 26-39) TO GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 21.11 ACRES FROM INDUSTRIAL (I), PUBLIC QUASI/PUBLIC (PQP), AND AND MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL MIXED USE (CMU) FOR THE YOSEMITE MIXED USE CONVERSION, BATCH GPA SITE 5 PROJECT PARCELS APNS: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, AND -76; AND

FILE NOS.: GPA 26-39, REZ 26-39

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, considered a development application for a General Plan Map Amendment (GPA 29-39), and Rezone (REZ 26-39) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project (“the Project), filed by the City of Manteca (“ the Applicant”); and

WHEREAS, the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project is located at 2372, 2354, 2320, 2282, 2268, 2264, 2260, 2252, 2218, and 2186 West Yosemite Avenue, identified by Assessor’s Parcel Numbers (APN) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75 and -76 (“the Project Site”); and

WHEREAS, the approximately 21.11-acre Project Site is currently designated Industrial (I), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) under the City of Manteca 2043 General Plan, and is zoned PD (Planned Development), M-1 (Light Industrial), R2 (Limited Multiple-Family Residential), and PQP (Public/Quasi Public); and

WHEREAS, the Project consists of a General Plan Amendment to amend the existing General Plan land use designations of Industrial (I), Public/Quasi-Public (PQP), and Medium Density Residential (MDR) to Commercial Mixed Use (CMU); and

WHEREAS, the Project also includes a Rezone to amend the zoning designation of the Project Site from PD (Planned Development), M-1 (Light Industrial), R2 (Limited

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Multiple-Family Residential), and PQP (Public/Quasi Public) to CMU (Mixed Use Commercial); and

WHEREAS, the proposed General Plan Amendment is intended to establish consistency between the City's General Plan Land Use Map and Zoning Map and facilitate future mixed-use residential and commercial development opportunities within an existing urbanized area of the City; and

WHEREAS, the proposed CMU (Mixed Use Commercial) General Plan land use designation would create a cohesive mixed-use land use pattern and support future infill development opportunities consistent with the City's long-term planning framework and economic development objectives; and

WHEREAS, the proposed CMU (Mixed Use Commercial) General Plan land use designation will be consistent with the proposed Mixed Use Commercial (CMU) zoning designation as required pursuant to Government Code Section 65860 et seq.; and

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

WHEREAS, the Project implements numerous goals and policies of the City of Manteca 2043 General Plan, including but not limited to Goals LU-1, LU-2, LU-4, LU-5, LU-6, EF-2, and H-2; and

WHEREAS, the Project supports implementation of the General Plan's goals related to orderly growth, infill development, mixed-use development, housing opportunities, economic development, and efficient utilization of existing infrastructure and public services; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026040460) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, which concluded that all potentially significant environmental impacts associated with the Project could be reduced to less-than-significant levels through implementation of identified mitigation measures and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, all the necessary findings for approval of the Project were made and described in the 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, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review

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or consideration by the Planning Commission; and

WHEREAS, all legal prerequisites to adopt the foregoing ordinance have occurred; and

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. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2026040460) incorporated herein by reference, the Project will have a less-than-significant impact on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), made part of the conditions of approval for future projects on the Project Site.
3. Findings. All the necessary findings to approve the General Plan Amendment (26-39) amending the General Plan land use designation have been made and described in the Staff Report dated June 18, 2026, incorporated herein by reference.
4. Commission Recommendation. Given the foregoing, the Planning Commission now hereby recommends the City Council approve the General Plan Map Amendment (GPA 26-39) to amend approximately 21.11 acres from Industrial (I), Public Quasi/Public (PQP), and and Medium Density Residential (MDR) to Commercial Mixed Use (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76, as presented and attached to the staff report as Attachment 5 - Exhibit 'A'.
5. Effective Date. This Resolution shall take effect immediately upon its adoption.

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

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PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments:

Staff Report Attachment 5 - Exhibit A – General Plan Amendment Map