

RESOLUTION R2026-XX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, APPROVING AN
AMENDMENT TO CONDITIONAL USE PERMIT (UPJ) 22-
101, ALLOWING FOR THE REHABILITATION OF ON-SITE
BUILDINGS AND STRUCTURES AND EXPANSION OF
SHELTER SERVICES AT 555 INDUSTRIAL PARK DRIVE
FOR A LOW BARRIER NAVIGATION CENTER OFFERING
YEAR-ROUND SHELTER**

WHEREAS, 555 Industrial Park Drive is a developed 4.91-acre site within the Manteca Industrial Park; and

WHEREAS, the City of Manteca City Council approved a conditional use permit on February 2, 2021, for the operation of an Emergency Center utilizing a previously approved one-year Temporary Use Permit in the paved parking lot area at 555 Industrial Park Drive; and

WHEREAS, the City of Manteca City Council approved a Conditional Use Permit (UPJ) 22-101 on November 15, 2022, for the permanent operation of an Emergency Center to provide needed shelter and support services to Manteca's unhoused residents at 555 Industrial Park Drive; and

WHEREAS, all findings necessary to approve UPJ 22-101 were made and described in the staff report dated November 15, 2022; and

WHEREAS, due to the increasing housing demand and limited affordable housing options, there is a great need for housing/shelter options within the City; and

WHEREAS, expanding permanent shelter and services at 555 Industrial Park Drive for the operation of a Low Barrier Navigation Center is critical to placing individuals into transitional and permanent housing; and

WHEREAS, an amendment to UPJ 22-101 is necessary to transition the Emergency Shelter into a Low Barrier Navigation Center within the site's existing 56,000 sq. ft. building and existing modular facilities at 555 Industrial Park Drive; and

WHEREAS, approval of an amendment to UPJ 22-101 is in conformance with Section 17.08.130 of the Manteca Municipal Code; and

WHEREAS, all the necessary findings for approval of the Project can be made and described in the staff report January 6, 2026, subject to the conditions of approval attached hereto as Exhibit 'A'; and

WHEREAS, amendment of UPJ 22-101 directly implements General Plan Goals, Policies, and Programs; Policy LU-9.1, Goal H-3, Policy H-4.9, Policy H-4.15, as described in the staff report dated January 6, 2026; and

WHEREAS, Section 21080.27.5. (a) of the California Public Resources Code exempts local government actions related to leasing, financing, contracting, operating/building of Low Barrier Navigation Centers, additionally activities associated with the Project and amendments to the approved entitlement are exempt from further environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The requested amendment to the Conditional Use Permit 22-101 is exempt from further environmental review pursuant to Section 21080.27.5. (a) of the California Public Resources Code and Section 15301 of the CEQA Guidelines.
3. The requested amendment to the Conditional Use Permit 22-101 for the rehabilitation of on-site buildings and structures and expansion of shelter services at 555 Industrial Park Drive for a Low Barrier Navigation Center offering year-round shelter is hereby approved, subject to the Conditions of Approval attached hereto as Exhibit 'A' of this resolution.
2. This Resolution shall take effect on the effective date immediately.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the ____ day of _____, 2026, by the following vote:

AYES:

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments
Exhibit 'A'