

ORDINANCE O2024-XX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING TABLE 17.22.01 OF THE ZONING CODE; MODIFYING TABLE 17.22.020-1, ALLOWED USES AND REQUIRED ENTITLEMENTS FOR MANTECA'S BASE ZONING DISTRICTS, OF TITLE 17 OF THE MANTECA MUNICIPAL CODE

WHEREAS, the Manteca City Council at their duly noticed public hearing on March 5, 2024, considered the Zoning Text Amendment to Table 17.22.01 of the Zoning Code as part of the 2043 General Plan Amendment project; and

WHEREAS, the Project consists of the 2043 General Plan Amendment project, which includes an amendment to the General Plan and the Zoning Text Amendment to Table 17.22.01 of the Zoning Code; and

WHEREAS, the Manteca Planning Commission, at its duly noticed Public Hearing of February 21, 2024, recommended approval in a 5-0 vote to the City Council for all components of the 2043 General Plan Amendment project, specifically this Zoning Text Amendment; and

WHEREAS, the Manteca Planning Commission is only a recommending body to the City Council for all components of the Project, and the Manteca City Council may, at their discretion approve or deny the project; and

WHEREAS, the proposed Zoning Text Amendment would revise Table 17.22.020-1, Allowed Uses And Required Entitlements For Manteca's Base Zoning Districts, of the Manteca Municipal Code to allow the following uses: a) business and business office, b) agricultural processing, c) commercial, and d) agriculture related ancillary uses in the M-1 Light Industrial Zoning Classification and to prohibit permanent and temporary residential uses in the M-1 Light Industrial Zoning Classification, as shown in Exhibit "A"; and

WHEREAS, the City as Lead Agency determined that the Project constitutes a project as defined under the provisions of the California Environmental Quality Act of 1970, together with related state and local implementation guidelines and policies promulgated thereunder, all as amended to date (collectively, "CEQA"); and

WHEREAS, the final General Plan Update Environmental Impact Report ("EIR") (consisting of the General Plan Recirculated Draft EIR dated November 2022 and Final EIR dated June 2023, SCH# 2020019010) identified one or more significant and unavoidable environmental effects of the 2043 General Plan, about which the City Council made certain findings regarding these effects per Resolution No. R2023-99 and has

ATTACHMENT 1

adopted a statement of overriding considerations for any impact that may not be reduced to a less than significant level; and

WHEREAS, the City analyzed the potential impacts of the Project in the Manteca General Plan EIR Addendum, which identified significant and unavoidable environmental effects of the Project that had been addressed in the final General Plan Update EIR, and the City Council made certain findings regarding the Addendum, significant impacts, alternatives, and mitigation measures per Resolution No. R2024-XX and adopted a statement of overriding considerations for any impact that may not be reduced to a less than significant level; 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 all supporting reports by City Staff and public comment and on March 5, 2024 the City Council adopted this Ordinance approving the Zoning Text Amendment.

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 the Zoning Text Amendment to Table 17.22.020-1, Allowed Uses And Required Entitlements For Manteca's Base Zoning Districts, of Title 17 of the Manteca Municipal Code contained in the Planning Commission Staff Report (dated February 21, 2024) and supporting documents, which is hereby incorporated by reference into this Ordinance.

SECTION 2: Amendment. Table 17.22.020-1, Allowed Uses And Required Entitlements For Manteca's Base Zoning Districts, of Title 17 of the Manteca Municipal Code is hereby amended as shown in Exhibit A (text identified with ~~strikethrough~~ will be deleted, text identified with underline will be added).

SECTION 3: 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 4: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

ATTACHMENT 1

City of Manteca, a municipal corporation

MAYOR: _____
GARY SINGH

ATTEST: _____
CASSANDRA CANDINI-TILTON
CITY CLERK

STATE OF CALIFORNIA }
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 5th day of March, 2024, and had its second reading and was adopted and passed during the public meeting of the City Council on the 19th day of March, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit "A"- Zoning Designation Map