



PLANNING COMMISSION RESOLUTION 2026-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, RECOMMENDING CITY COUNCIL TO APPROVE REZONE (REZ 26-39) TO AMEND THE ZONING MAP FOR APPROXIMATELY 21.11 ACRES FROM PUBLIC/QUASI PUBLIC (PQP), PLANNED DEVELOPMENT (PD), LIGHT INDUSTRIAL (M1), AND LIMITED MULTIPLE FAMILY DWELLING (R2) TO MIXED USE COMMERCIAL (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

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

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

WHEREAS, the Project Site is located southwest of the intersection of West Yosemite Avenue and South Airport Way in the western portion of the City of Manteca and is identified by Assessor Parcel Numbers (APNs) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76; 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 Planned Development (PD), Light Industrial (M-1), Limited Multiple-Family Residential (R-2), and Public/Quasi-Public (PQP), and

WHEREAS, the Project includes a corresponding Zoning Map Amendment to amend the zoning designation of the Project Site from Planned Development (PD), Light Industrial (M-1), Limited Multiple-Family Residential (R-2), and Public/Quasi-Public (PQP) to Mixed Use Commercial (CMU); and

WHEREAS, Ordinance No. 1336, adopted by the City Council on December 4, 2006, established the Planned Development (PD) zoning designation applicable to portions of the Project Site; and

WHEREAS, approval of the proposed Zoning Map Amendment (REZ 26-39) would supersede and repeal Ordinance No. 1336, as it applies to the Project Site, in

## **ATTACHMENT 6**

order to establish a single Mixed Use Commercial (CMU) zoning designation consistent with the proposed General Plan land use designation and the City's long-range planning objectives; and

WHEREAS, the proposed Mixed Use Commercial (CMU) zoning designation is intended to implement the proposed Mixed Use Commercial (CMU) General Plan land use designation and establish consistency between the City's General Plan Land Use Map and Zoning Map pursuant to Government Code Section 65860 et seq.; and

WHEREAS, the proposed rezone would facilitate future mixed-use residential and commercial development opportunities within an existing urbanized area of the City and support orderly growth, infill development, housing opportunities, and economic development consistent with the City's long-range planning objectives; and

WHEREAS, the proposed CMU zoning designation is compatible with surrounding land uses and development patterns and would not introduce land uses inconsistent with the surrounding urban environment or the development assumptions established under the 2043 General Plan; 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 rezone would remain subject to separate discretionary review, environmental analysis, and entitlement approvals; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2026040460) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

WHEREAS, the IS/MND concluded that all potentially significant environmental impacts associated with the proposed Project can be reduced to less-than-significant levels through implementation of identified mitigation measures contained in the MMRP; and

WHEREAS, all the necessary findings for approval of the Project can be made and are described in the staff report dated June 18, 2026; and

WHEREAS, public notice for the Planning Commission hearing was provided in accordance with the applicable provisions of the Manteca Municipal Code and California Government Code; and

WHEREAS, the City Council is the approving authority for the proposed Zoning Map Amendment pursuant to the Manteca Municipal Code and has the discretion to approve, modify, or disapprove the recommendation of the Planning Commission; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

## ATTACHMENT 6

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Manteca, upon evidence in the staff report, Project file, IS/MND, MMRP, and public testimony, recommends City Council adopt an ordinance to rezone (REZ 26-39) approximately 21.11 acres from Planned Development (PD), Light Industrial (M-1), Limited Multiple-Family Residential (R-2), and Public/Quasi-Public (PQP) to Mixed Use Commercial (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project based upon the following findings:

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), the Planning Commission finds that all potentially significant environmental impacts associated with the Project can be reduced to less-than-significant levels through implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program and recommends that the City Council adopt the IS/MND and MMRP for the Project.
3. Findings. All the necessary findings to approve Rezone (REZ 26-39) have been made and are fully set forth in the Staff Report dated June 18, 2026, and are incorporated herein by reference.
4. Commission Recommendation. Given the foregoing, the Planning Commission hereby recommends that the City Council approve Rezone (REZ 26-39) to amend the Zoning Map for approximately 21.11 acres from Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), and Limited Multiple Family Dwelling (R2) to Mixed Use Commercial (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 7- Exhibit 'A' Rezone Ordinance and Map.
5. Effective Date. This Resolution shall take effect immediately upon its adoption.

**ATTACHMENT 6**

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  
PLANNING COMMISSIONER

ATTEST: \_\_\_\_\_  
JESSICA VAN-VLIET  
PLANNING COMMISSION SECRETARY

Attachments

Staff Report Attachment 7 - Exhibit 'A' – Rezone Ordinance and Map