



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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).

FILE NOS.: GPA 26-52, REZ 26-52

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 26-52) and a Rezone (REZ 26-52) for the Batched GPA Sites 1 through 4 Project (“the Project”), initiated by the City of Manteca (“the Applicant”); and

WHEREAS, the Project consists of four separate sites located throughout the City of Manteca and identified as follows:

Site 1: 1241, 1275 S. McKinley Avenue, 2901 Bronzan Road (APNs: 241-410-18, 241-410-19, 241-410-20);

Site 2: 3005, 3131 W. Woodward Avenue (APNs: 241-260-13, 241-260-33);

Site 3: 1250 N. Main Street (APN: 218-210-26);

Site 4: 838 N. Main Street (APN: 223-020-28), (the “Project Sites”); and

WHEREAS, the Project Sites are currently designated Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), and Public/Quasi-Public (PQP) under the City of Manteca 2043 General Plan and are zoned One-Family Dwelling (R-1), Multiple-Family Dwelling (R-3), General Commercial (CG), and Public/Quasi-Public (PQP); and

WHEREAS, the Project does not include approval of any specific development proposal, construction activity, subdivision, or operational changes at this time, and any

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future development facilitated by the amendments would remain subject to separate discretionary review, environmental analysis, and entitlement approvals; and

WHEREAS, the Project consists of a General Plan Amendment and corresponding Rezone for the four Project Sites intended to provide policy and mapping consistency, facilitate future public infrastructure improvements, support public/quasi-public facilities, and maintain opportunities for future housing and commercial development; and

WHEREAS, Site 1 includes a General Plan Amendment changing a portion of the site from Low Density Residential (LDR) to Commercial (C) and a corresponding Rezone from the R1 (One-Family Dwelling) to the CG (General Commercial) Zone District; and

WHEREAS, Site 2 includes a General Plan Amendment exchanging a portion of the site from the Public/Quasi-Public (PQP) to the High Density Residential (HDR) and the High Density Residential (HDR) to the Public/Quasi-Public (PQP) land use designations and a corresponding Rezone for a portion of the site from the PQP (Public/Quasi-Public) to the R3 (Multiple-Family Dwelling) and a portion of R3 (Multiple-Family Dwelling) to the PQP (Public/Quasi-Public) Zone District; and

WHEREAS, Site 3 includes a General Plan Amendment changing a portion of the site from the Commercial (C) to the Public/Quasi-Public (PQP) and a corresponding Rezone from the General Commercial (CG) to the PQP (Public/Quasi-Public) Zone District; and

WHEREAS, Site 4 includes a General Plan Amendment changing a portion of the site from the Commercial (C) to the Medium Density Residential (MDR) and a corresponding Rezone from the General Commercial (CG) to the R2 (Limited Multiple-Family Dwelling) Zone District; and

WHEREAS, the Project is intended to establish consistency between the City's General Plan Land Use Map and Zoning Map and facilitate future public infrastructure planning, public facility development, housing opportunities, and compatible commercial development within the City's planned urban area; and

WHEREAS, the Project supports implementation of numerous goals and policies of the City of Manteca 2043 General Plan, including but not limited to Goals LU-1, LU-2, LU-3, LU-7, CF-1, H-3, and GM-1; and

WHEREAS, the Project supports the General Plan's goals related to orderly growth, infill development, growth management, housing opportunities, public facilities, and efficient utilization of existing infrastructure and public services; and

WHEREAS, the City of Manteca certified the 2043 General Plan Update Environmental Impact Report (EIR) (SCH #2020019010) in February of 2024, which evaluated the environmental impacts associated with full implementation and buildout of the General Plan; and

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WHEREAS, an Addendum to the GPU EIR (SCH #2020019010) was prepared pursuant to CEQA Guidelines Section 15164 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; 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 General Plan Amendments 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.

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. An Addendum to the GPU EIR (SCH #2020019010) was prepared pursuant to CEQA Guidelines Section 15164 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.
3. Findings. All the necessary findings to approve General Plan Amendment (GPA 26-52) and Rezone (REZ 26-52) for the Project Sites 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 General Plan Amendment (GPA 26-52) as presented and attached in the staff report as Attachment 3 - Exhibit 'A', and Rezone (REZ 26-52) as presented and attached to the staff report as Attachment 4 - Exhibit 'B'.
5. Effective Date. This Resolution shall take effect immediately upon its adoption.

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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:

Exhibit 'A' – General Plan Amendment Map

Exhibit 'B' – Rezone Ordinance and Map