

ATTACHMENT 2

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA MAKING THE NECESSARY FINDINGS TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2026040460) AND ITS ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE YOSEMITE MIXED USE CONVERSION BATCH GPA SITE 5 PROJECT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, adopted Resolution 2026-26 recommending City Council adopt an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026040460) Mitigation Monitoring and Reporting Program prepared prepared for Yosemite Mixed Use Conversion, Batch GPA Site 5 Project consisting of a development application for a General Plan Map Amendment (GPA 29-39), and Rezone (REZ 26-39) ("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, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026040460) dated April 2026, and a Mitigation Monitoring and Reporting Program were prepared for the Project pursuant to Section 15071 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, a Notice of Intent was circulated on April 10, 2026, for a period of no less than 30 days pursuant to Section 15072 of the CEQA Guidelines; and

WHEREAS, two comment letters were received, resulting in no substantive changes that required recirculation of the IS/MND pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, the IS/MND prepared for the Project concluded that the Project will have less than significant impacts on the environment with the implementation of mitigation measures as set forth in the Mitigation Monitoring and Reporting Program (MMRP), attached hereto as Exhibit 'A'; and

WHEREAS, the IS/MND and all supporting documentation are in the custody of the Development Services Department located at 12015 West Center Street, Ste. 201 in Manteca, CA; and

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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 or consideration by the Planning Commission; and

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

WHEREAS, the City Council, at its duly noticed public hearing of August 18, 2026, has considered all information related to this matter, including supporting reports by City Staff, and any information provided during public meetings; and

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. 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. Given the foregoing, the City Council hereby adopts, as its own, the findings necessary to adopt the Initial Study/Mitigated Negative Declaration (SCH# 2026040460) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project, attached hereto as Attachment 3 - Exhibit 'A' MMRP.
4. This Resolution shall take effect immediately upon its adoption.

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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:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Attachment 3 - Exhibit 'A'- MMRP