



Batched GPA Sites 1 through 4
General Plan Amendment (GPA 26-0052)
Zoning Map Amendment (REZ 26-0052)

June 18, 2026

City of Manteca Planning Commission Public Hearing

Why is the Amendment Being Proposed?

- General Plan and Zoning Consistency
- Future Public Infrastructure Planning
- Additional Housing Opportunities
- Long Range Planning Implementation



Site 1 – Commercial Right of Way Acquisition

PURPOSE

- Support future commercial development
- Accommodate potential future Caltrans ROW acquisition
- Maintain consistency between land use and zoning

POTENTIAL BUILDOUT

- Approximately 26,136 sq. ft. commercial
- Up to 11 residential units previously possible



Site 2 – School District Site Swap

PURPOSE

- Improve long-term school district planning flexibility
- Maintain adequate public facility acreage
- Better align future land use needs

RESULT

- Approximately 10.22 acres HDR
- Approximately 17.98 acres PQP
- Net reduction of approximately 30 residential units



Site 3 – Fire Station Relocation

PROPOSED CHANGES

- General Plan Designation from Commercial to Public/Quasi-Public
- Zoning Designation from General Commercial to Public/Quasi Public

PURPOSE

- Facilitate future Fire Station No. 3 relocation planning



Site 4 – Cardoza Housing Property

PURPOSE

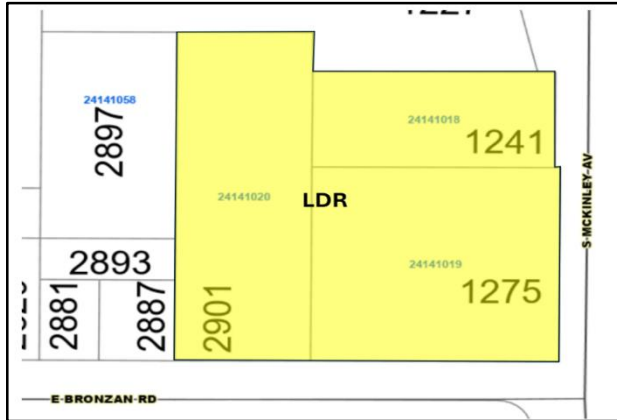
- Create future residential infill opportunity
- Maintain commercial frontage opportunities

POTENTIAL BUILDOUT

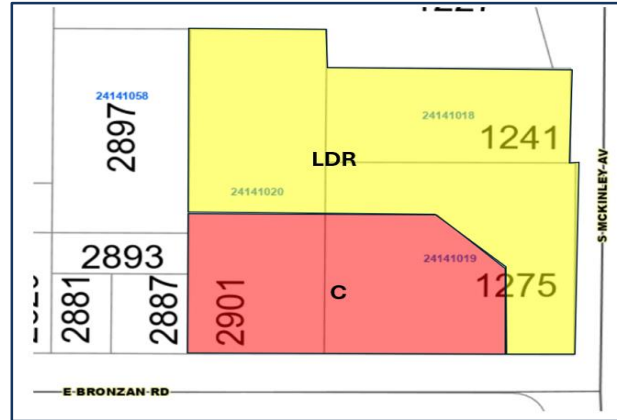
- Approximately 5 residential units
- Approximately 33,976 sq. ft. commercial



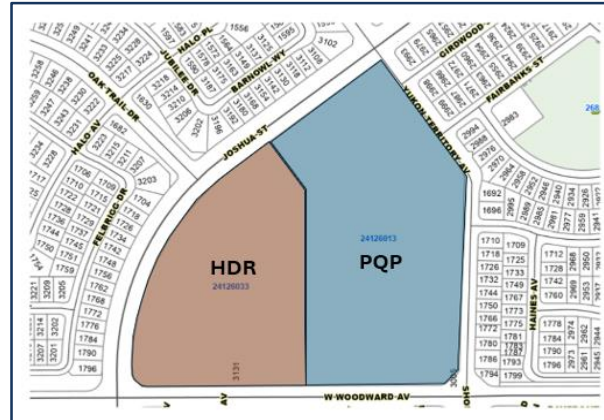
Proposed General Plan Amendments



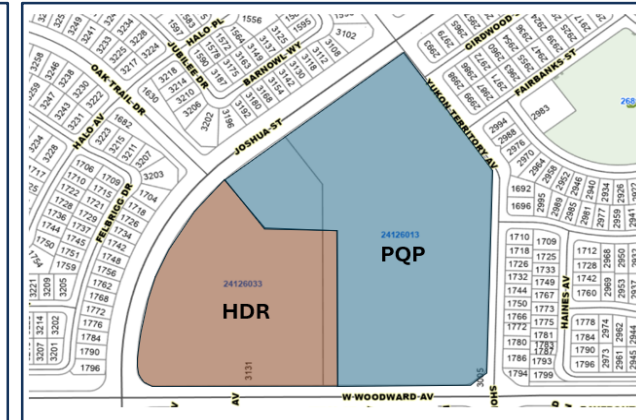
Site 1 Existing General Plan Designation



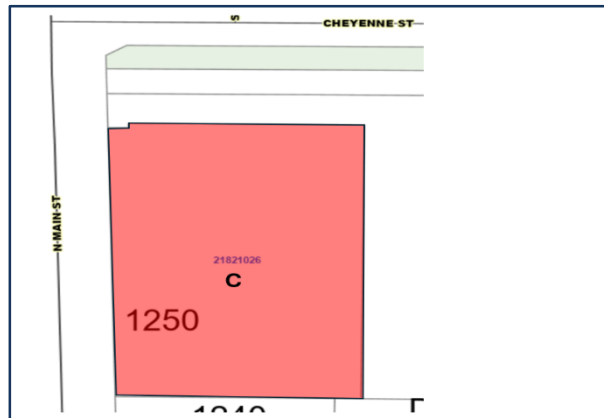
Site 1 Proposed General Plan Designation



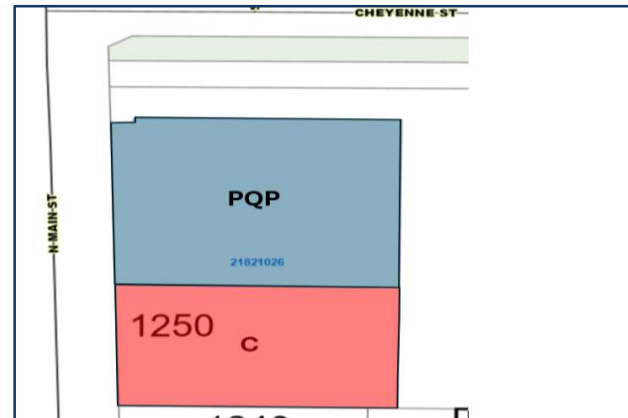
Site 2 Existing General Plan Designation



Site 2 Proposed General Plan Designation



Site 3 Existing General Plan Designation



Site 3 Proposed General Plan Designation

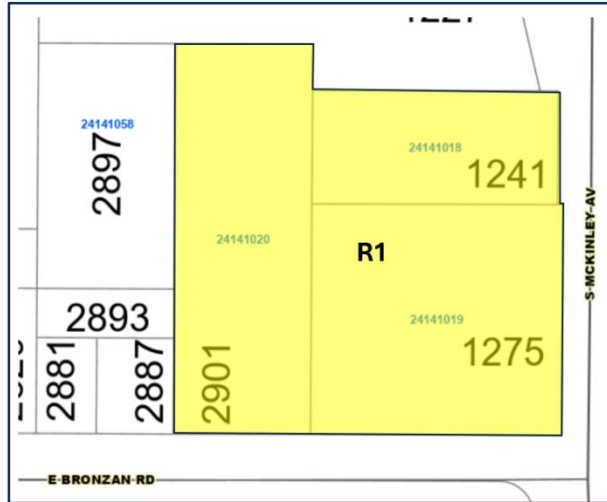


Site 4 Existing General Plan Designation

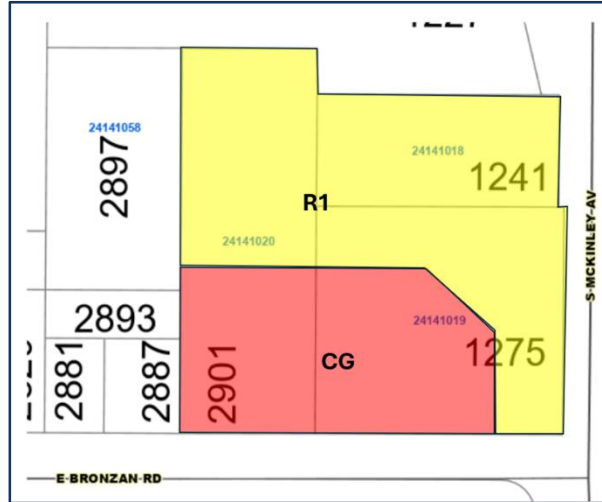


Site 4 Proposed General Plan Designation

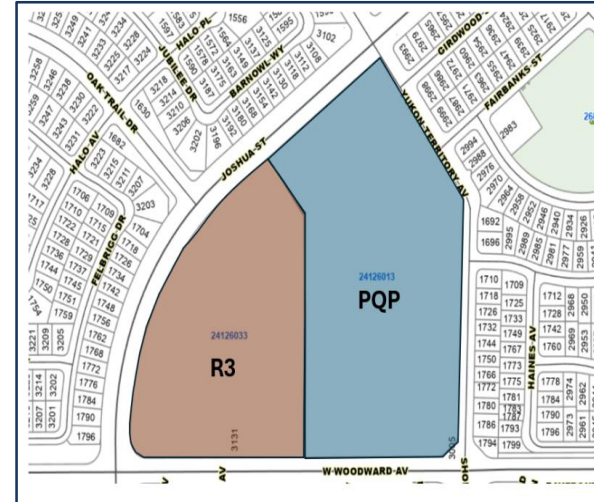
Proposed Zone Map Amendments



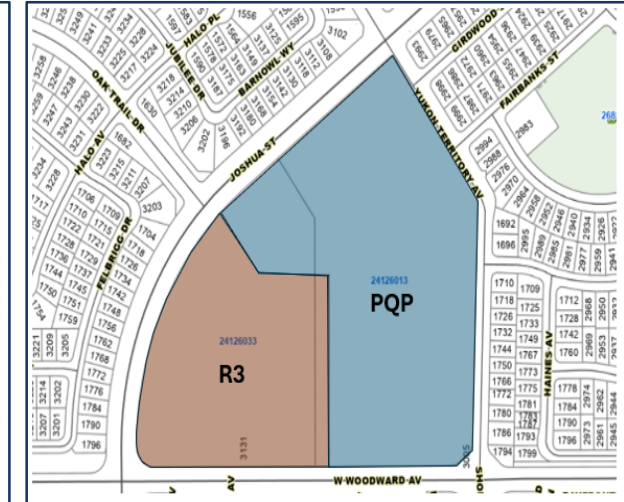
Site 1- Existing Zoning Designation



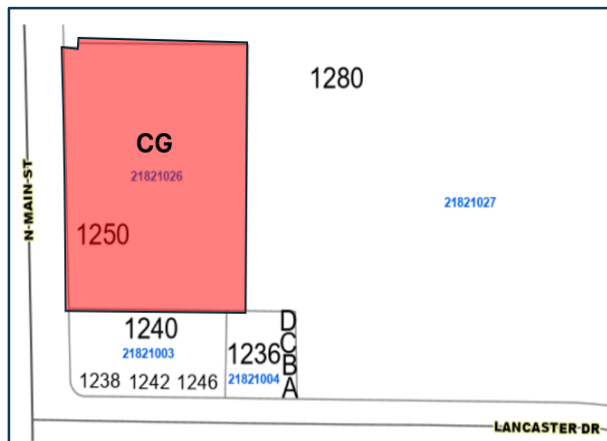
Site 1- Proposed Zoning Designation



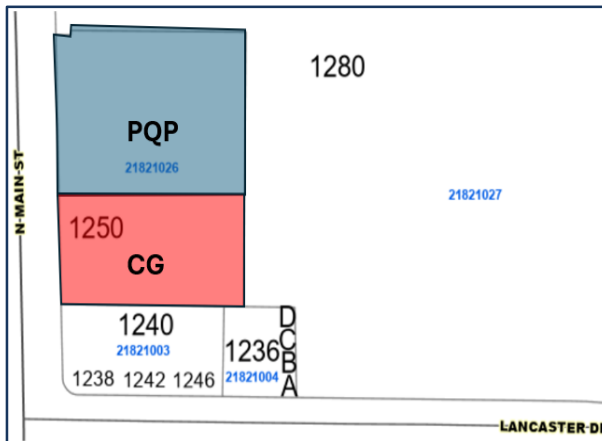
Site 2- Existing Zoning Designation



Site 2- Proposed Zoning Designation



Site 3- Existing Zoning Designation



Site 3- Proposed Zoning Designation



Site 4- Existing Zoning Designation



Site 4- Proposed Zoning Designation

General Plan Consistency

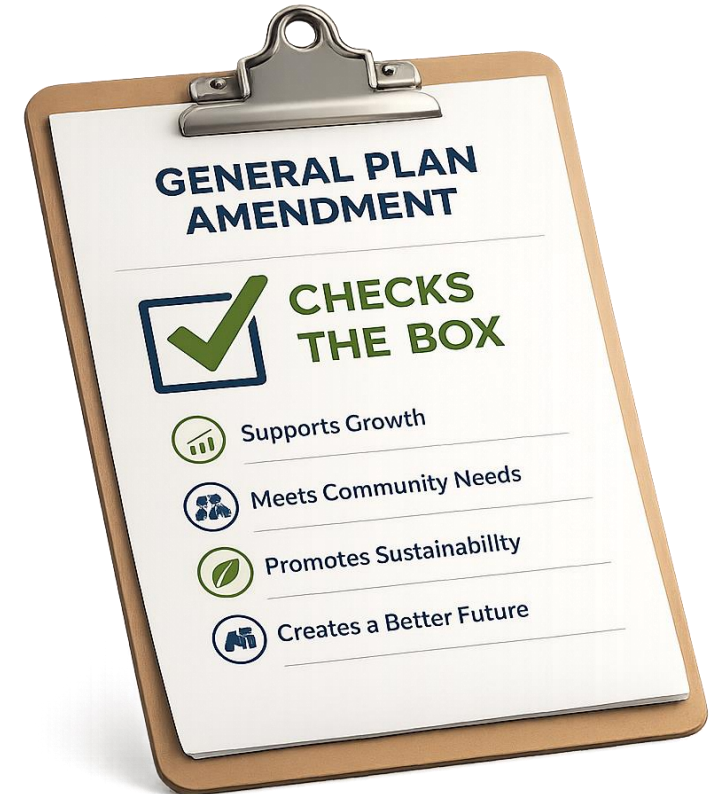
2043 General Plan Consistency

The project supports:

- Goal LU-1 Balanced Land Use Mix
- Goal LU-2 Orderly infill growth
- Goal LU-3 Housing Opportunities
- Goal Lu-7 Public Facility Planning
- Goal CF-1 Community Services
- Goal H-3 Housing Diversity
- Goal GM-1 Growth Management

Finding:


The amendments are in the public's interest and are consistent with the 2043 General Plan.



Public Hearing Notice

This project was duly noticed to all property owners within a 500-foot radius of the project site and to the Manteca Bulletin on May 29, 2026.

Staff did not receive any comments.



MANTECA BULLETIN

P.O. BOX 1958, • 531 E. YOSEMITE AVE., MANTECA, CA 95336-1958 • MAIN 209-249-3500 • FAX - 209-249-3559

City of Manteca - Development Services Department

Classified Insertion Order

MB#05-8P.H.N. General Plan Amendment-Batch Addendum for Sites 1-4 GPA 26-0052, REZ 26-0052

Contact:	Sales Rep: MB - Liz Mora	Order Date: 5/28/2026
Address: City of Manteca - Development Services Department 1215 W. CENTER ST., SUITE 201 MANTECA CA 95337	Phone: 209-458-8516	Order Number: 188398
	Email: lgain@ci.mantec.ca.us	
	Fax: 209-923-8949	Advertiser No: 22786

Start Date	End Date	No. of Runs	No. of Publications	Description	Classification	Ad Size	Price
5/29/2026	5/29/2026	3	3	MB#05-8P.H.N. General Plan Amendment-Batch Addendum for Sites 1-4 GPA 26-0052, REZ 26-0052	Public Hearings/Notices	10.4125 Inches	\$275.00

Publications: 209M - Marketplace 209, MB - Manteca Bulletin, MB - Manteca Bulletin Online



CEQA

ENVIRONMENTAL DOCUMENT

Addendum to the Certified 2043 General Plan EIR

Findings

No new significant impacts

No substantial increase in severity of impacts

No substantial changes to project circumstances

No new information requiring subsequent environmental review

CONCLUSION

The Addendum is appropriate pursuant to CEQA Guidelines Section 15162 and 15164



Recommendation

Staff recommends the Planning Commission conduct a public hearing and Adopt resolutions recommending City Council:

1. Adopt an Addendum to the City of Manteca General Plan EIR (SCH #2020019010) prepared for the Batch GPA - Site 1 through 4 Project pursuant to CEQA Guidelines Sections 15162 and 15164 the California Environmental Quality Act Guidelines, and
2. Approve General Plan Amendment (GPA 26-0052), and
3. Approve Zoning Map Amendment (REZ 26-0052)





Thank you

June 18, 2026

City of Manteca Planning Commission Public Hearing