



General Plan Amendment

Project GPA 22-66 & Project GPA 24-73

November 19, 2024

City of Manteca City Council Public Hearing

General Plan Amendment

- **4th General Plan Amendment of the Calendar Year**
- **One Resolution | Two Sets of Projects**
- **Planning Commission Recommendation**
- **General Plan and Zoning Consistency**



Project GPA 22-66



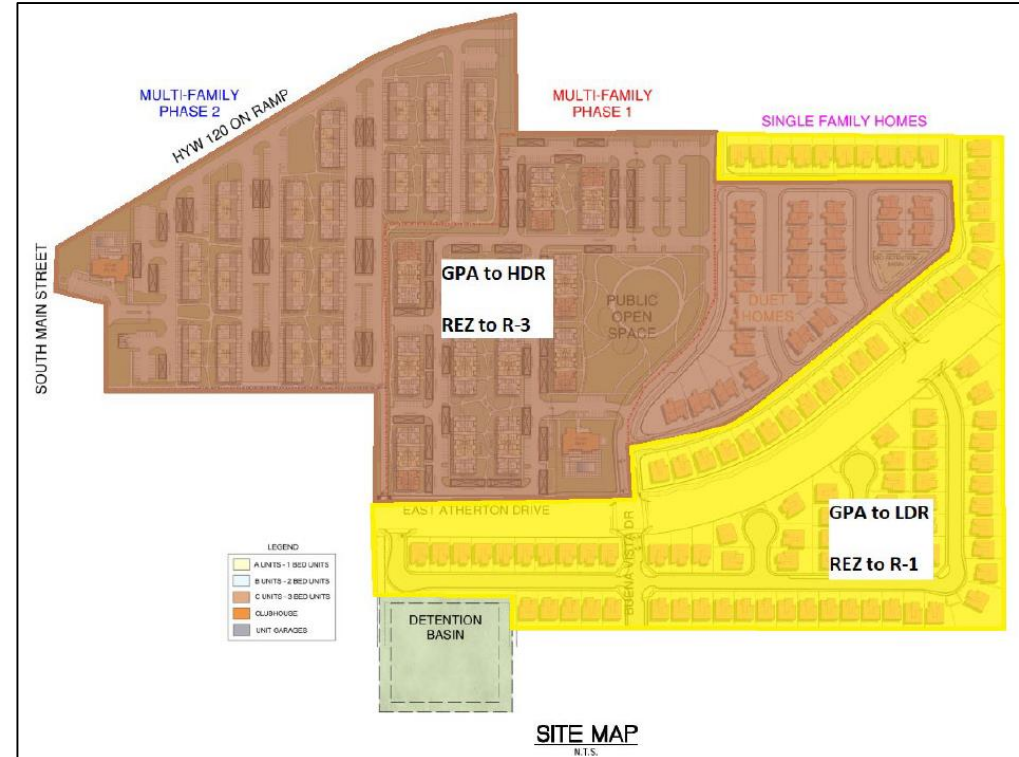
- 4 Parcels
- APNs: 224-040-52, 224-040-06, 224-040-07, 224-040-11
- ±59 Gross Acreage



General Plan Amendment



Current General Plan



Proposed General Plan



Environmental

Initial Study/Mitigated Negative Declaration (SCH#2024080853)

- Project expected to have a less than significant impact with recommended mitigations.



Summary

- Approval only affects Land Use Designation of the project site
- GPA was contemplated by the Housing Element
- Project is consistent with the Goals & Policies of the 2043 General Plan
- Will confirm the earlier decision of the Council to approve the Quintal Road Project.



Project GPA 24-73



Living Spaces

Promenade at Orchard Valley Shopping Center

Tony Marshall Park

Single-Family Homes

Gas Station

Single-Family Homes

Single-Family Homes



Development



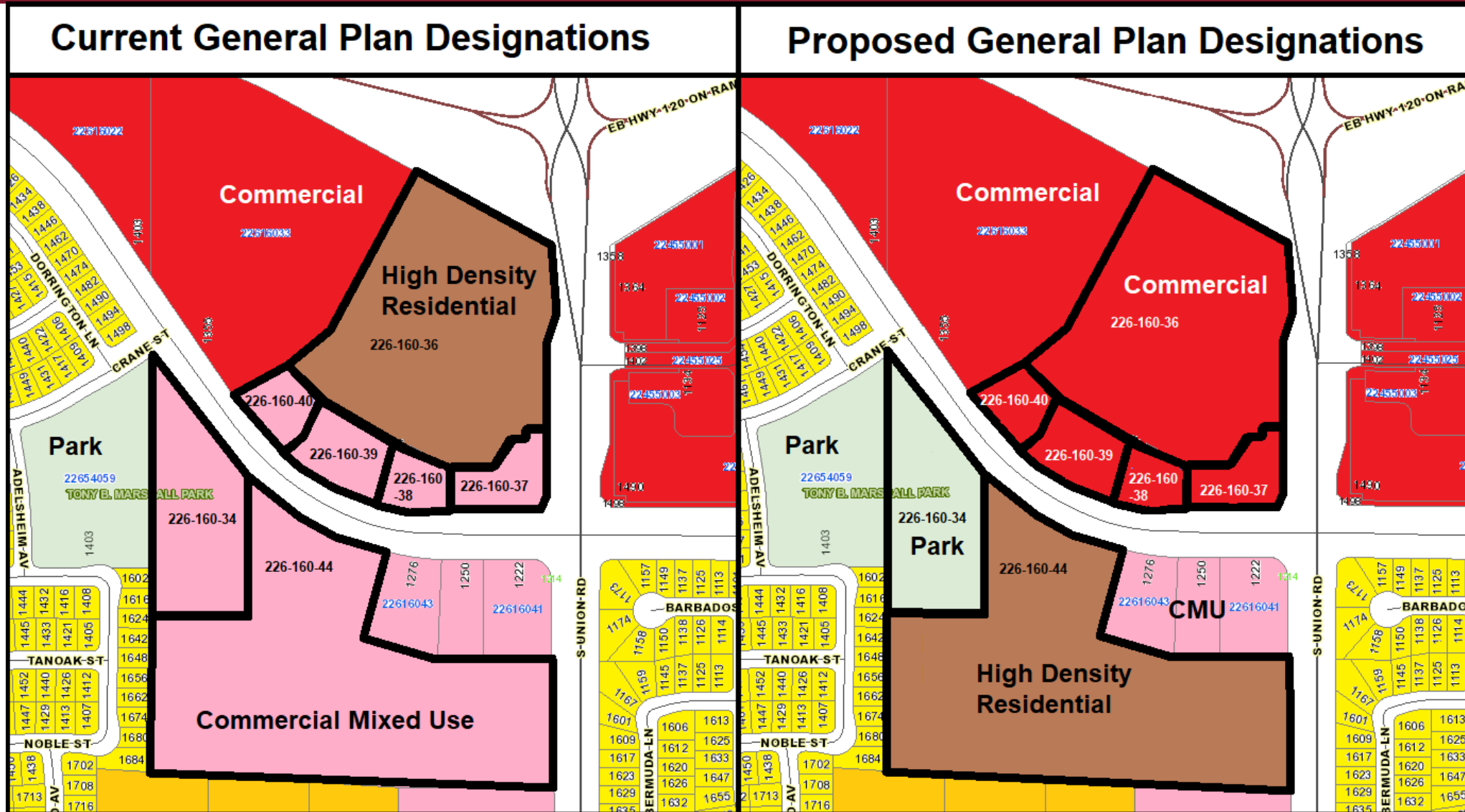
Vacant Land

Portion of
Tony Marshall Park

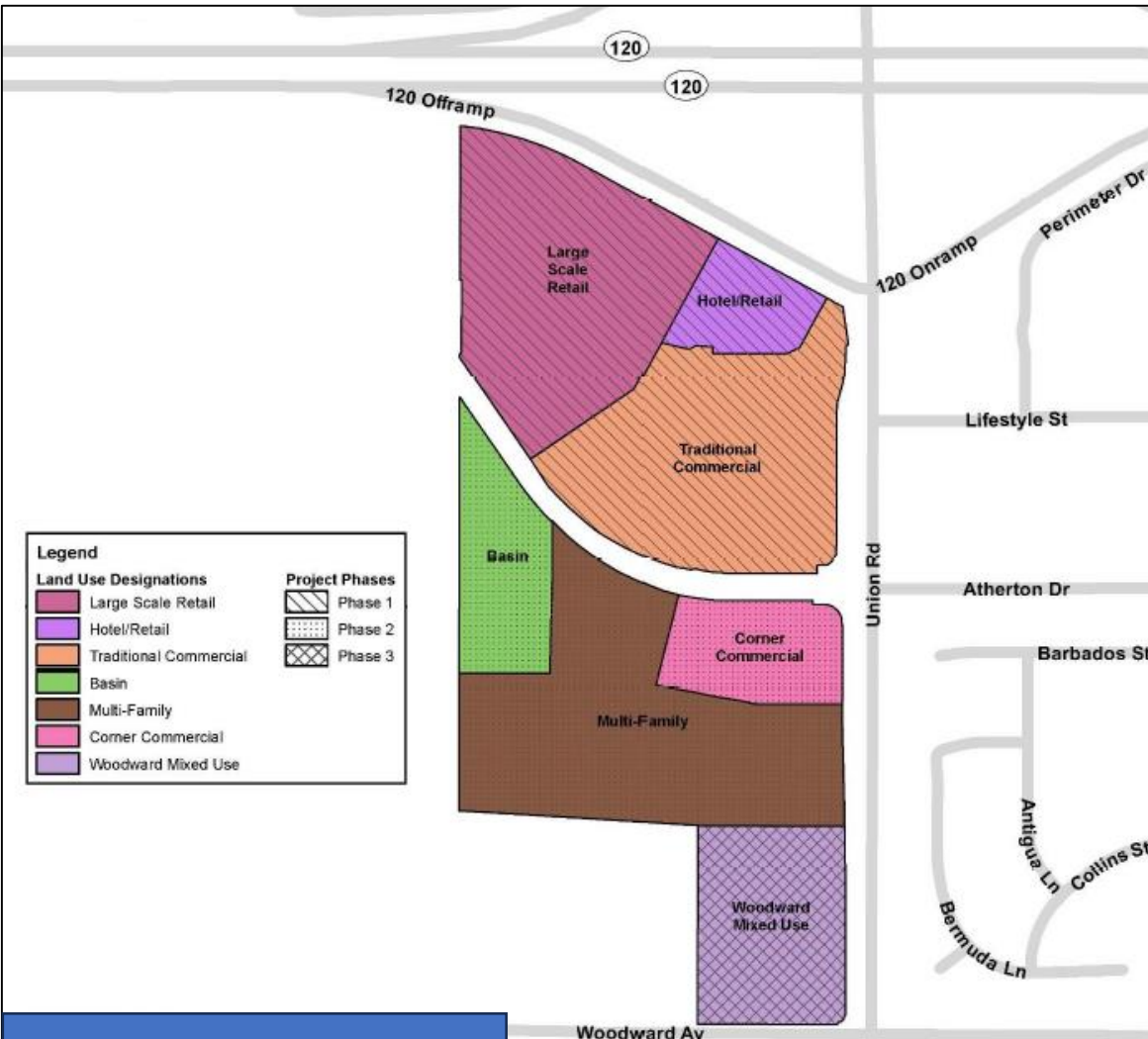
Entitled 300 Unit
Apartment Complex



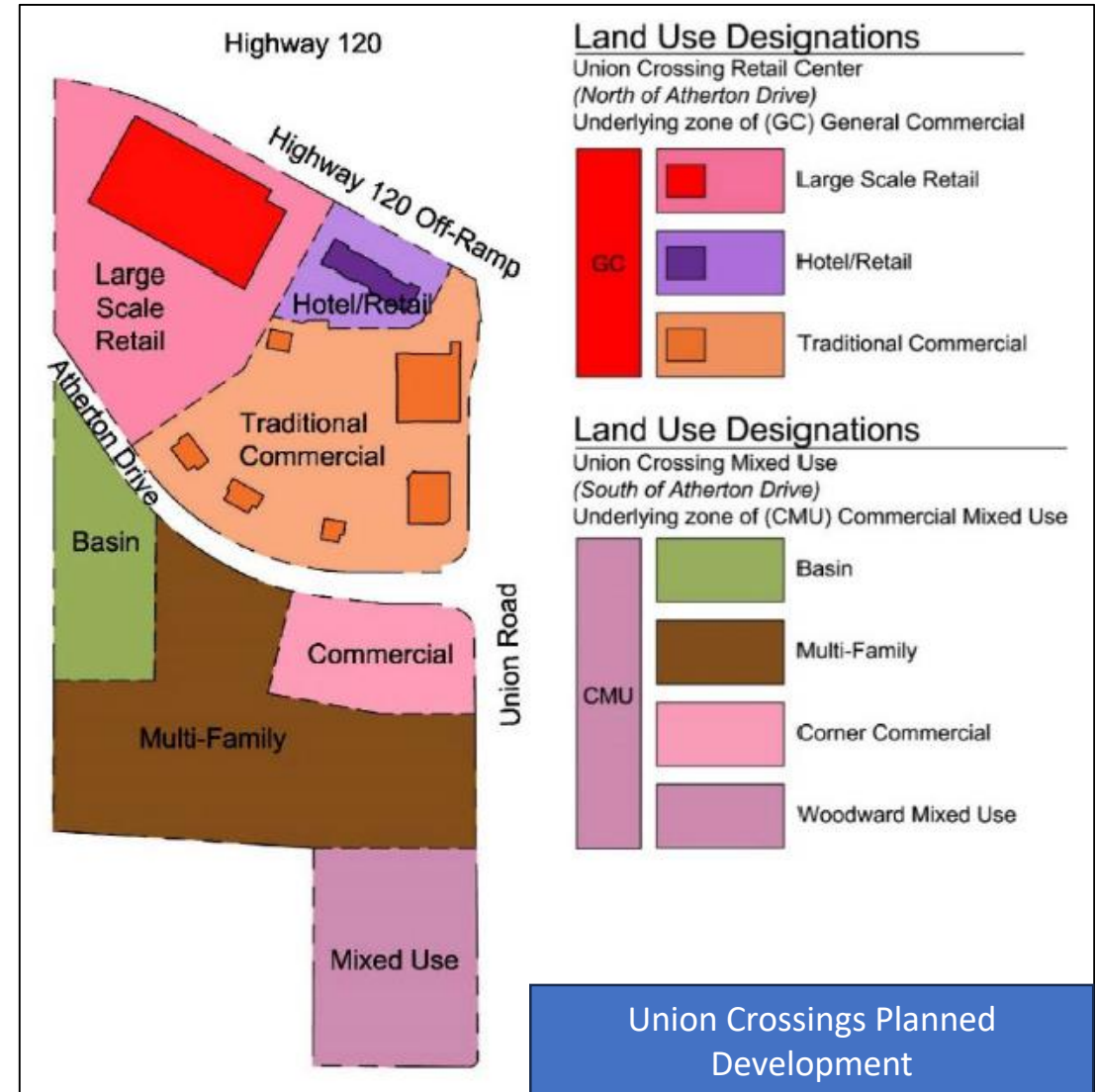
General Plan Amendment



Project Area CEQA & Development Plan



Union Crossing EIR Addendum



Environmental

CEQA

Additional CEQA review is not required due to consistency pursuant to CEQA Guidelines § 15162 and § 15183) (SCH# 2008092083))

- **Union Crossing EIR Addendum certified in 2022**
- **No development is being proposed**
 - **No examination of project-specific effects required**



Summary

- GPA 24-73 conforms to the Union Crossing Planned Development
- GPA 24-73 conforms to General Plan Goals and Policies
- No additional CEQA review required (CEQA §15162 & 15183)



Recommendation

Council conduct a public hearing and adopt a resolution approving a General Plan Amendment for: (A) Project GPA 22-66 (Quintal Road) amending the land use of four (4) parcels from Mixed-use Commercial (CMU) and Medium Density Residential (MDR) to High Density Residential (HDR) and Low Density Residential (LDR) for APNs: 224-040-52, -06, -07 and -11 respectively (Tiered IS/MND prepared pursuant to CEQA (SCH# 2024080853)) and (B) Project GPA 24-73 (Union Crossings) amending the land use of seven (7) parcels from High Density Residential (HDR) and Commercial (C) to High Density Residential (HDR), Commercial (C), Park (P) for APNs: 226-160-34, -36, -37, -38, -39, -40, and -44) respectively (additional CEQA review not required due to consistency pursuant to CEQA Guidelines §15162 and §15183) (SCH# 2008092083))





Thank you

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