

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, 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))

WHEREAS, pursuant to Government Code Sections 65350 *et seq.*, a General Plan Amendment (GPA) has been prepared in accordance with Government Code Section 65358(b), which limits the number of times any General Plan mandatory element can be amended to four times per year; and

WHEREAS, the Manteca General Plan has been previously amended three times in the calendar year 2024; and

WHEREAS, each time an amendment is made, it may include more than one change to the General Plan; and

WHEREAS, this GPA consists of two sets of amendments to the Land Use Element to facilitate two separate projects herein referred to Project GPA 22-66 (Quintal Road) and Project GPA 24-73 (Union Crossings); and

WHEREAS, Project GPA 22-66, has been filed by Quarterra, Inc., consisting of an amendment to the land use designation in the Land Use Element of four parcels from Commercial Mixed-use (CMU) and Medium Density Residential (MDR) designation to High Density Residential (HDR) and Low Density Residential (LDR) land use designations for APN's 224-040-52, -06, -07 and -11 respectively; and

WHEREAS, an associated Rezone No. REZ-22-91, Tentative Subdivision Map No. SDJ-22-68, and Site Plan and Design Review No. SPC-22-67 entitlements have been submitted as part of Project GPA 22-66; and

WHEREAS, pursuant to Government Code Sections 65860 *et seq.*, approval of Project GPA 22-66 and REZ-22-91 will provide the required consistency between the General Plan and Zoning Ordinance; and

WHEREAS, Project GPA 22-66 and its collective development applications and entitlements, will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare as well as to set forth and coordinate applicable City ordinances and regulations in accordance with the General Plan; and

WHEREAS, a Tiered Initial Study / Mitigated Negative Declaration with State Clearinghouse No. (SCH# 2024080853) and Mitigation Monitoring Program was prepared for Project GPA 22-66; and

WHEREAS, Project GPA 24-73 is a City initiated application consisting of an amendment to the land use designation of seven parcels from High Density Residential (HDR) and Commercial (C) designations to High Density Residential (HDR), Commercial (C), Park (P) designations for APNs: 226-160-34, -36, -37, -38, -39, -40, and -44 respectively; and

WHEREAS, there are no associated entitlements or proposed development as part of Project GPA 24-73; and

WHEREAS, pursuant to Government Code Sections 65860 *et seq.*, approval of Project GPA 24-73 will provide the required consistency between the General Plan and Zoning Ordinance; and

WHEREAS, Project GPA 24-73 will not be a detriment to the public health, safety, peace, comfort, convenience, prosperity, and general welfare

WHEREAS Project GPA 24-73 sets forth and coordinates applicable City ordinances and regulations in accordance with the General Plan; and

WHEREAS, Project GPA 24-73 does not require additional environmental review under the provisions of CEQA Guidelines §15162 and §1583, as the Project has been evaluated and found to be consistent with the Union Crossing Environmental Impact Report Addendum (SCH# 2008092083) certified in 2022; and

WHEREAS, the Manteca Planning Commission at a duly noticed public meeting of October 17, 2024, reviewed a staff report, received a staff presentation, held public hearings and considered public testimony for Project GPA 22-66 and Project GPA 24-73 respectively; and

WHEREAS, the Planning Commission adopted Resolution No. 1672 recommending that the City Council make the findings and determinations set forth below and approve the General Plan Amendment encompassing Project GPA 22-66 pursuant to Section 17.10.200 (B) of the Manteca Municipal Code; and

WHEREAS, the Planning Commission adopted Resolution No. 1673 recommending that the City Council make the findings and determinations set forth below and approve the General Plan Amendment encompassing Project GPA 24-73 pursuant to Section 17.10.200 (B) of the Manteca Municipal Code; and

WHEREAS, on November 19, 2024, the City Council, pursuant to Government Code Section 65355 held duly noticed public hearings on GPA 2024-04, Project GPA 22-66, and Project GPA 24-73; and considered all information related to this matter, as presented at the public meeting of the City Council on November 19, 2024, including, without limitation, the Planning Commission Resolutions Nos. 1672 and 1673, and all other supporting documents, reports, studies, memoranda, maps, oral and written testimony, and materials presented to the City Council, the Planning Commission, subsidiary bodies and in the City's file for these projects, and all adopted City planning documents related to the projects and the subject property including the General Plan, Municipal Code, Zoning Ordinance, and other applicable

City laws and regulations, and all associated approved and certified environmental documents (collectively referred to as the "Record"); and

WHEREAS, on November 19, 2024 the City Council conditionally adopted a tiered IS/MND (SCH # 2024080853) and conditionally approved REZ-22-91 to allow for the rezone of the Project consistent with the General Plan, SDJ-22-68 to subdivide the Project, and SPC-22-67 establishing architectural and site design requirements for Project GPA 22-66 by adopting Resolution No (XXX); and

WHEREAS, on November 19, 2024 the City Council adopted a CEQA Consistency Checklist Pursuant to CEQA Guidelines §15162 and §15183 (SCH # 2008092083) because there is no development proposed that requires analysis of Project specific impacts for Project GPA 24-73; and

NOW, THEREFORE, BE IT RESOLVED that the City Council finds and declares as follows:

1. The above recitals are true and correct and are hereby incorporated herein by reference.
2. Pursuant to CEQA, the City Council, having independently heard, considered, and weighed all the facts and evidence in the Record, finds based on substantial evidence in the Record that the that General Plan Amendment has been adequately analyzed and addressed in: (a) the tiered IS/MND (SCH # 2024080853) for Project GPA 22-66, and (b) CEQA Guidelines §15162 and §15183 (SCH # 2008092083) for Project GPA 24-73. No additional CEQA review is required for this General Plan Amendment as the change to the City's Land Use Element was evaluated in those project-specific CEQA actions and under CEQA 15061(b)(3), it can be seen with certainty that there is no possibility that this General Plan Amendment will have a significant effect on the environment beyond what has already been analyzed.

NOW, THEREFORE, BE IT FURTHER RESOLVED that:

1. The conditional action taken by the Council in Resolution 24-### for Project GPA 22-66 is hereby finalized, confirmed, and approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council recognizes the appropriateness of the General Plan Amendment for Project GPA 22-66 and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance based on the following findings:

1. Based on the facts and evidence in the Record, it is found that a change in land use designation in the Land Use Element from Mixed-Use Commercial CMU to High-Density Residential (HDR) for approximately 40.41 acres for APNs 224-040-52, -06, -07 AND -11 respectively, and Medium Density Residential (MDR) to Low-Density Residential for approximately 23.7 acres for APNs 224-040-52, -06, -07 AND -11 respectively is required for the project site to be developed as outlined in Exhibit 'A' and incorporated herein by reference.
2. It is further found based on the facts and evidence in the Record that the development of Project GPA 22-66 at this location is supported by and consistent with the General Plan land use policies, goals, and implementation measures as discussed in the staff report that includes but is not limited to: Goal LU-1.5, Policy LU-3.2, Policy LU-3.4, Policy LU-10.1, Policy LU-10.6, Policy C-1.1, Policy C-1.2, Policy RC-4.6, and Policy RC-4.7..

3. It is further found based on the facts and evidence in the Record that the General Plan Amendment for Project GPA 22-66 is consistent with the public necessity, convenience, and general welfare in that the proposed multi-family and single-family development provides a broad range of housing typologies for the entire community, as well as an increase in open space amenities and public transit and non-vehicular transportation connectivity.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council recognizes the appropriateness of the General Plan Amendment for Project GPA 24-73 and in accordance with Chapter 17.08 of the Manteca Zoning Ordinance based on the following findings:

1. Based on the facts and evidence in the Record, it is found that the change in land use designations on project parcel APN 226-160-36 from High-Density Residential (HDR) to Commercial (C), on project parcel APN 226-160-37 (1239 W. Atherton Drive) from Commercial Mixed Use (CMU) to Commercial (C), on project parcel APN 226-160-38 (1271 W. Atherton Drive) from Commercial Mixed Use (CMU) to Commercial (C), on project parcel APN 226-160-39 (1323 W. Atherton Drive) from Commercial Mixed Use (CMU) to Commercial (C), on project parcel APN 226-160-40 (1337 W. Atherton Drive) from Commercial Mixed Use (CMU) to Commercial (C), on project parcel APN 226-160-44 from Commercial Mixed Use (CMU) to High Density Residential (HDR), and on project parcel APN 226-160-34 from Commercial Mixed Use (CMU) to Park (P) creates consistency between existing development, approved entitlements as outlined in Exhibit 'B' and incorporated herein by reference.
2. It is further found based on the facts and evidence in the Record that the changes in land use designation are supported by and consistent with the General Plan policies, goals, and implementation measures including but not limited to: Policy LU-3.9, Policy LU-4.1, Policy LU-4.4, Policy EF-2.1, Policy EF-2.6, Policy CF-4.2, Policy H-P-18.
3. It is further found based on the facts and evidence in the Record that the General Plan Amendment for Project GPA 24-73 is consistent with the public necessity, convenience, and general welfare in that it provides for compatibility between existing and future land uses.

BE IT FURTHER RESOLVED that the Manteca City Council takes the following action regarding the General Plan Amendment:

1. Approve a General Plan Amendment encompassing Project GPA 22-66 (Quintal Road) as outlined in Exhibit 'A' and incorporated herein by reference.
2. Approve a General Plan Amendment encompassing Project GPA 24-73 (Union Crossings) as outlined in Exhibit 'B' and incorporated herein by reference.
3. Find that if any term, provision, or condition of this Resolution, including any sub-item of the General Plan Amendment adopted by this Resolution or any component thereof, is held to be invalid, void, or otherwise unenforceable, to any extent, by a court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby, and each term, provision, or condition of this Resolution, including any sub-item of the General Plan Amendment adopted by this Resolution or any component thereof, shall be valid and enforceable to the fullest extent permitted by law.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

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 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Attachments:

Exhibit 'A' General Plan Amendment Project GPA 22-66

Exhibit 'B' General Plan Amendment Project GPA 24-73