

ORDINANCE O2026-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING THE ZONING MAP SET FORTH IN SECTION 17.20.040 OF CHAPTER 17.20, OF TITLE 17 OF THE MANTECA MUNICIPAL CODE BY REZONING THE BATCH GPA SITE 5 PROJECT PARCELS FROM PUBLIC/QUASI PUBLIC (PQP), PLANNED DEVELOPMENT (PD), LIGHT INDUSTRIAL (M1), AND LIMITED MULTIPLE FAMILY DWELLING (R2) TO THE MIXED USE COMMERCIAL (CMU) ZONE DISTRICT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, adopted Resolution No. 2026-28 recommending City Council approve Rezone (REZ 26-39) to amend the Zoning Map for approximately 21.11 acres from Public/Quasi Public (PQP), Planned Development (PD), Light Industrial (M1), and Limited Multiple Family Dwelling (R2) to Mixed Use Commercial (CMU) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project parcels APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76; 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, the Project Site is currently designated Industrial (I), Public/Quasi-Public (PQP), Medium Density Residential (MDR), and Commercial Mixed Use (CMU) under the City of Manteca 2043 General Plan and is zoned Planned Development (PD), Public/Quasi Public (PQP), Light Industrial (M-1), Limited Multiple-Family Residential (R-2), and Commercial Mixed Use (CMU); and

WHEREAS, Ordinance No. 1336, adopted by the City Council on December 4, 2006, established the Planned Development (PD) zoning designation applicable to portions of the Project Site; and

WHEREAS, approval of the proposed Zoning Map Amendment (REZ 26-39) would supersede and repeal Ordinance No. 1336, as it applies to the Project Site, in order to establish a single Mixed Use Commercial (CMU) zoning designation consistent with the proposed General Plan land use designation and the City's long-range planning objectives; and

WHEREAS, the Project includes a Rezone to amend the zoning designation of the Project Site from Planned Development (PD), Public/Quasi Public (PQP), Light Industrial (M-1), and Limited Multiple-Family Residential (R-2) to Mixed Use Commercial (CMU) pursuant to Section 17.10.190 of the Manteca Municipal Code; and

ATTACHMENT 6

WHEREAS, the proposed Mixed Use Commercial (CMU) zoning designation will be consistent with the proposed Mixed Use Commercial (CMU) General Plan land use designation as required pursuant to Government Code Section 65860 et seq.; and

WHEREAS, the proposed rezone is intended to establish consistency between the General Plan Land Use Map and Zoning Map and facilitate future mixed-use residential and commercial development opportunities within an existing urbanized area of the City; and

WHEREAS, the Project does not include approval of any specific development proposal, construction activity, or operational changes at this time, and any future development facilitated by the proposed amendments would remain subject to separate discretionary review, environmental analysis, and entitlement approvals; and

WHEREAS, the Project implements numerous General Plan goals and policies, including but not limited to Goals LU-1, LU-2, LU-4, LU-5, LU-6, EF-2, and H-2 of the 2043 General Plan; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2026040460) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, which concluded that all potentially significant environmental impacts associated with the Project could be reduced to less-than-significant levels through implementation of identified mitigation measures and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, all the necessary findings for approval of the Project were made and described in the staff report dated June 18, 2026; and

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

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings. required to approve Rezone Application REZ 26-39 as set forth in the Planning Commission Staff Report dated June 18, 2026, and supporting documents, which are hereby incorporated by reference into this Ordinance.

ATTACHMENT 6

SECTION 2: Amendment. The Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code is hereby amended by rezoning APNs: 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76 from Planned Development (PD), Public/Quasi Public (PQP), Light Industrial (M-1), and Limited Multiple-Family Residential (R-2) to Mixed Use Commercial (CMU), 4. as presented and attached to the staff report as Attachment 7 - Exhibit 'A' – Rezone Map.

SECTION 3: CEQA. The City Council made the necessary findings and adopted an Initial Study/Mitigated Negative Declaration (SCH# 2026040460) and Mitigation Monitoring and Reporting Program for the Project.

SECTION 4: Typographical or Clerical (Scrivener) Errors. Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration in accordance with Section 36934 of the California Government Code.

SECTION 5: Severability. If any section, sub-section, subdivision, paragraph, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 6: Publication. This Ordinance shall be published in accordance with Section 36933 of the California Government Code.

SECTION 7: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: _____ GARY SINGH

ATTEST: _____ CASSANDRA CANDINI-TILTON
CITY CLERK

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN:
CITY OF MANTECA

ATTACHMENT 6

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ____ day of _____, 2026, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Attachment 7 - Exhibit 'A' – Rezone Map