



General Plan Amendment GPA 24-73

Union Crossing

October 17, 2024

City of Manteca Planning Commission Public Hearing

Vicinity



Adjacent Uses



Living Spaces

Promenade at Orchard Valley Shopping Center

Tony Marshall Park

Single-Family Homes

Gas Station

Single-Family Homes

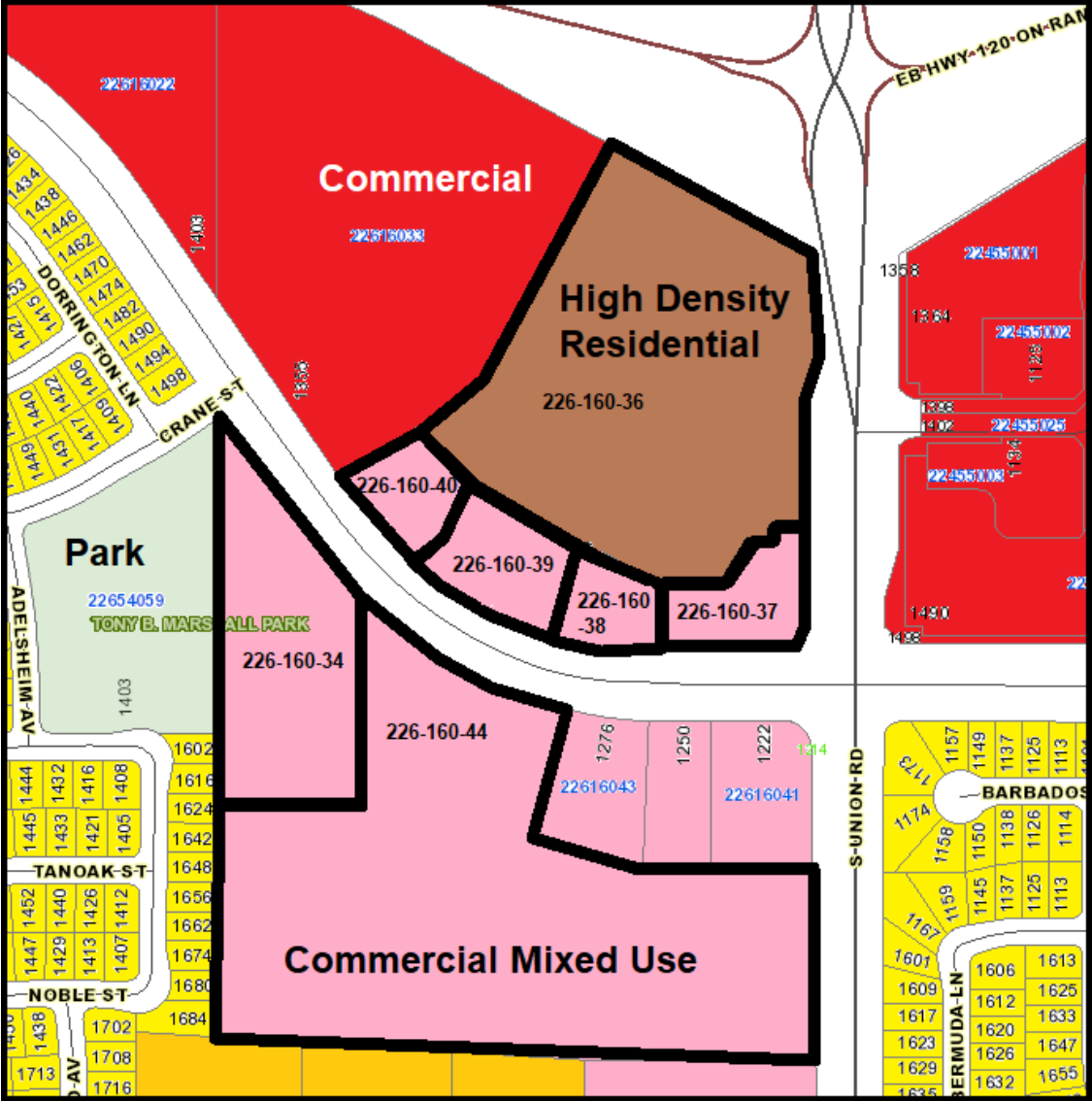
Single-Family Homes



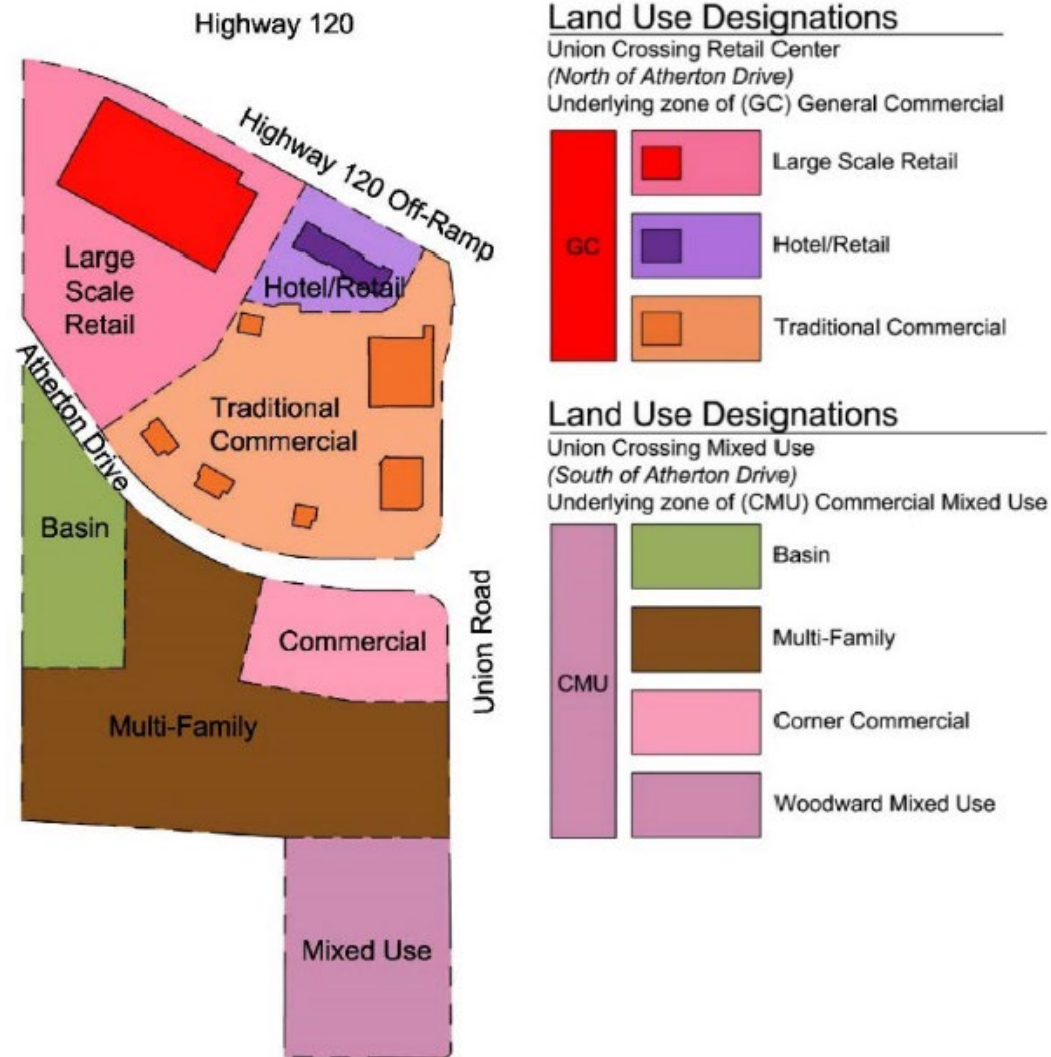
Development



Current General Plan



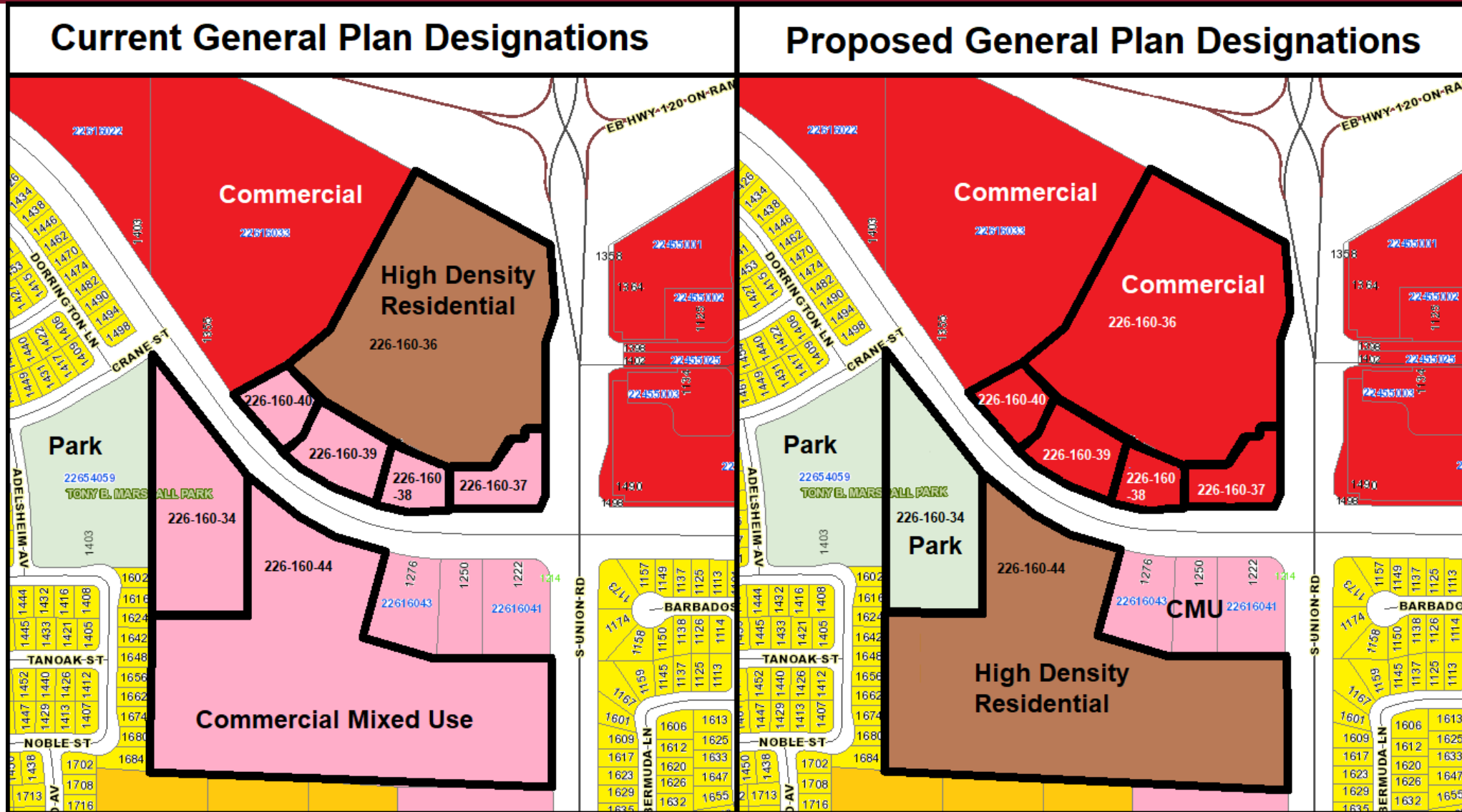
Union Crossing Planned Development



Union Crossing EIR Addendum



General Plan Amendment



General Plan Amendment

Consistent with General Plan Goals and Policies:

- **Land Use Element 3.9, 4.1, 4.4**
 - LU-3.9: Locates residences away from sources of dust, noise, odor, etc
 - LU-4.1: Locates commercial development on arterial streets near Hwy 120
 - LU 4.4: Ensures residential development is not near incompatible uses and strengthens buffer uses
- **EF 2.1, 2.6**
 - EF-2.1: Accommodates 12.17 acres of future commercial development on a prime commercial site
 - EF-2.6: Accommodates future employment and tax revenue-generating uses along Hwy 120
- **CF 4.2**
 - CF-4.2: Allows for future expansion or renovation of parkland
- **H-P 18:**
 - H-P-18: Allows the City to maintain the supply of HDR land (12.78-acre Union Crossing Apartments)



Environmental

CEQA Guidelines §15183

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site.

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



Summary

- GPA conforms to zoning, existing development, approved entitlements, PD guidelines, and EIR
- GPA conforms to General Plan Goals and Policies
- No additional CEQA review required (CEQA §15183)



Recommendation

Adopt a resolution recommending the City Council approve a General Plan Amendment for seven parcels within the Union Crossing Planned Development area and find the project not subject to additional CEQA review pursuant to CEQA Guidelines §15183





Thank you

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