



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA RECOMMENDING THE CITY COUNCIL MAKE THE NECESSARY FINDINGS AND ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2026040460), AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE YOSEMITE MIXED USE CONVERSION BATCH GPA SITE 5 PROJECT

FILE NOS. GPA-26-39, AND REZ-26-39

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, considered a development application for a General Plan Map Amendment (GPA 29-39), and Rezone (REZ 26-39) for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project (“the Project), filed by the City of Manteca (“ the Applicant”); 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, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026040460) dated April 2026, and a Mitigation Monitoring and Reporting Program were prepared for the Project pursuant to Section 15071 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, a Notice of Intent was circulated on April 10, 2026, for a period of no less than 30-days pursuant to Section 15072 of the CEQA Guidelines; and

WHEREAS, two comment letters were received, resulting in no substantive changes that required recirculation of the IS/MND pursuant to Section 15073.5 of the CEQA guidelines; and

WHEREAS, the IS/MND prepared for the Project concluded that the Project will have less than significant impacts on the environment with the implementation of mitigation measures as set forth in the Mitigation Monitoring and Reporting Program (MMRP), attached hereto as Exhibit ‘A’; and

ATTACHMENT 2

WHEREAS, the IS/MND and all supporting documentation are in the custody of the Development Services Department located at 12015 West Center Street, Ste. 201 in Manteca, CA; 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, the City Council is the approving authority of the Project pursuant to Section 17.08.060 of the Manteca Municipal Code, and the City Council has the discretion to approve, modify, or disapprove the recommendation without further review or consideration by the Planning Commission; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony, now hereby finding as follows:

1. Recitals. The foregoing recitals are true and correct, establish the factual basis for adoption of this Resolution, and are incorporated herein by reference.
2. CEQA. Based on the Initial Study/Mitigated Negative Declaration (SCH# 2026040460) incorporated herein by reference, the Project will have a less-than-significant impact on the environment with the implementation of mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), made part of the conditions of approval for future projects on the Project Site.
3. Commission Recommendation. Given the foregoing, the Planning Commission now hereby recommends that City Council make the necessary findings and adopt the Initial Study/Mitigated Negative Declaration (SCH# 2026040460) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the Yosemite Mixed Use Conversion, Batch GPA Site 5 Project, attached to the staff report as Attachment 3 - Exhibit 'A'.
4. Effective Date. This Resolution shall take effect immediately upon its adoption.

ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was passed by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the ____ day of ____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THIS RESOLUTION IS HEREBY APPROVED

CHAIR: _____
COREY COLEMAN
PLANNING COMMISSIONER

ATTEST: _____
JESSICA VAN-VLIET
PLANNING COMMISSION SECRETARY

Attachments

Staff Report Attachment 3 - Exhibit 'A' - MMRP