



PLANNING COMMISSION RESOLUTION 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA, STATE OF CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE FOR A ZONING TEXT AMENDMENT (ZTA 26-62) TO AMEND THE ENTITLEMENT REQUIREMENTS FOR FUELING STATIONS SET FORTH IN TABLE 17.22.020-1 OF SECTION 17.22.020 RELATING TO ALLOWED USES AND REQUIRED ENTITLEMENTS AND ADDING CHAPTER 17.98 RELATING TO FUELING STATIONS DEVELOPMENT AND PERFORMANCE STANDARDS TO TITLE 17 OF THE MANTECA MUNICIPAL CODE.

FILE NO. ZTA 26-62

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of August 6, 2026, considered a City-initiated project application for Zoning Text Amendment (ZTA 26-62), to amend the entitlement requirements for Fueling Stations set forth in Table 17.22.020-1 of Section 17.22.020 relating to Allowed Uses and Required Entitlements and adding Chapter 17.98 relating to Fueling Stations Development and Performance Standards to Title 17 of the Manteca Municipal Code (the "Project"); and

WHEREAS, California Government Code Section 65800, et seq. authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by cities as a means of implementing the General Plan; and

WHEREAS, approval of the Project addresses concerns related to the proliferation of fueling stations in the City, ensures greater compatibility between fueling stations and other land uses, and provides objective design, development, and performance standards as part of the application review for new and modifications to existing fueling station projects; and

WHEREAS, approval of the Project implements General Plan Land Use Policy LU-1.3, which directs the City to ensure consistency between the General Plan and its implementing plans, ordinances, and regulations by updating the Manteca Municipal Code to establish use-specific development standards for fueling stations; and

WHEREAS, approval of the Project supports General Plan Land Use Policy LU-4.4 by establishing development and operational standards that ensure fueling stations

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are compatible with adjacent land uses, particularly residential neighborhoods, through regulations addressing site design, access, circulation, landscaping, lighting, noise, and other operational characteristics; and

WHEREAS, the Project is consistent with the goals and policies of the 2043 Manteca General Plan and promotes the public health, safety, and welfare by ensuring that future fueling station development occurs in a manner that is compatible with surrounding land uses and consistent with the City's long-term vision for orderly growth and development; and

WHEREAS, the proposed Project was assessed under the California Environmental Quality Act (CEQA) Guidelines, and it was determined that the Project is exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, all the necessary findings for approval of the Project can be made and are described in the Planning Commission Staff Report dated August 6, 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, 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. The Project has been deemed exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines, because this action is solely a policy decision, not involving a direct physical change or disturbance to the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
3. Zoning Text Amendment Findings. All the necessary findings to approve the Project have been made and described in the staff report dated August 6, 2026, and incorporated herein by reference.
4. Commission Recommendation. Given the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance for a Zoning Text

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Amendment (ZTA 26-62) to amend the entitlement requirements for fueling stations set forth in Table 17.22.020-1 of Section 17.22.020 relating to Allowed Uses and Required Entitlements and adding Chapter 17.98 relating to Fueling Stations Development and Performance Standards to Title 17 of the Manteca Municipal Code, attached to the staff report as Attachment 3 - Exhibit 'A'.

5. Effective Date. This Resolution shall take effect immediately upon its adoption.

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

Attachment 3 - Exhibit 'A' – Ordinance