

RESOLUTION R20XX-XX

RESOLUTION OF THE CITY COUNCIL THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA 26-52) AMENDING THE LAND USE DESIGNATION OF THE PROJECT PARCELS IDENTIFIED IN SITES 1 THROUGH 4 PROJECT

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 18, 2026, adopted Resolution 2026-25 recommending the City Council adopt development application for a General Plan Amendment (GPA 29-52), and Rezone (REZ 26-52) for the Batched GPA Sites 1 through 4 Project (“the Project”), initiated by the City of Manteca (“the Applicant”); and

WHEREAS, the Project consists of four separate sites located throughout the City of Manteca and identified as follows:

Site 1: 1241, 1275 S. McKinley Avenue, 2901 Bronzan Road (APNs: 241-410-18, 241-410-19, 241-410-20);

Site 2: 3005, 3131 W. Woodward Avenue (APNs: 241-260-13, 241-260-33);

Site 3: 1250 N. Main Street (APN: 218-210-26);

Site 4: 838 N. Main Street (APN: 223-020-28), (the “Project Sites”); and

WHEREAS, the Project Sites are currently designated Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), and Public/Quasi-Public (PQP) under the City of Manteca 2043 General Plan and are zoned One-Family Dwelling (R-1), Multiple-Family Dwelling (R-3), General Commercial (CG), and Public/Quasi-Public (PQP); and

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

WHEREAS, the Project consists of a General Plan Amendment and corresponding Rezone for the four Project Sites intended to provide policy and mapping consistency, facilitate future public infrastructure improvements, support public/quasi-public facilities, and maintain opportunities for future housing and commercial development; and

WHEREAS, Site 1 includes a General Plan Amendment changing a portion of the site from Low Density Residential (LDR) to Commercial (C) and a corresponding Rezone from the R1 (One-Family Dwelling) to the CG (General Commercial) Zone District; and

ATTACHMENT 2

WHEREAS, Site 2 includes a General Plan Amendment exchanging a portion of the site from the Public/Quasi-Public (PQP) to the High Density Residential (HDR) and the High Density Residential (HDR) to the Public/Quasi-Public (PQP) land use designations and a corresponding Rezone for a portion of the site from the PQP (Public/Quasi-Public) to the R3 (Multiple-Family Dwelling) and a portion of R3 (Multiple-Family Dwelling) to the PQP (Public/Quasi-Public) Zone District; and

WHEREAS, Site 3 includes a General Plan Amendment changing a portion of the site from the Commercial (C) to the Public/Quasi-Public (PQP) and a corresponding Rezone from the General Commercial (CG) to the PQP (Public/Quasi-Public) Zone District; and

WHEREAS, Site 4 includes a General Plan Amendment changing a portion of the site from the Commercial (C) to the Medium Density Residential (MDR) and a corresponding Rezone from the General Commercial (CG) to the R2 (Limited Multiple-Family Dwelling) Zone District; and

WHEREAS, the Project is intended to establish consistency between the City's General Plan Land Use Map and Zoning Map and facilitate future public infrastructure planning, public facility development, housing opportunities, and compatible commercial development within the City's planned urban area; and

WHEREAS, the Project supports implementation of numerous goals and policies of the City of Manteca 2043 General Plan, including but not limited to Goals LU-1, LU-2, LU-3, LU-7, CF-1, H-3, and GM-1; and

WHEREAS, the Project supports the General Plan's goals related to orderly growth, infill development, growth management, housing opportunities, public facilities, and efficient utilization of existing infrastructure and public services; and

WHEREAS, the City of Manteca certified the 2043 General Plan Update Environmental Impact Report (EIR) (SCH #2020019010) in February of 2024, which evaluated the environmental impacts associated with full implementation and buildout of the General Plan; and

WHEREAS, an Addendum to the GPU EIR (SCH #2020019010) was prepared pursuant to CEQA Guidelines Section 15164 because the Project entailed only minor changes or additions necessary, and none of the conditions identified in CEQA Guidelines Section 15162 require preparation of a subsequent or supplemental EIR; and

WHEREAS, all the necessary findings for approval of the Project can be made and are 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

ATTACHMENT 2

WHEREAS, all legal prerequisites for the adoption of this Resolution 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. An Addendum to the previously certified GPU EIR (SCH #2020019010) prepared pursuant to CEQA Guidelines Section 15164, finds that the Addendum adequately evaluates the environmental effects of the Project, determines that none of the conditions identified in CEQA Guidelines Section 15162 requiring preparation of a subsequent or supplemental EIR have occurred, and therefore an Addendum is the appropriate environmental documentation for the Project.
3. All the necessary findings to approve General Plan Amendment (GPA 26-52) have been made and are fully set forth in the Planning Commission Staff Report dated June 18, 2026, and are incorporated herein by reference.
4. Given the foregoing, the City Council approves General Plan Amendment Map (GPA 26-52) as presented in the City Council Staff Report as Attachment 3 and attached to the staff report as Attachment 3- Exhibit 'A' – General Plan Amendment Map.
5. 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 ____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____

GARY SINGH

ATTACHMENT 2

ATTEST: _____
CASSANDRA CANDINI-TILTON
CITY CLERK

Attachments:

Attachment 3 - Exhibit 'A' – General Plan Amendment Map