



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA FINDING AND MAKING A GENERAL PLAN CONFORMANCE DETERMINATION FOR A PROPOSED LAND EXCHANGE CONSISTING OF THE DISPOSITION OF PORTIONS OF CITY-OWNED REAL PROPERTY IDENTIFIED AS APN 241-410-19 AND APN 241-410-20 IN EXCHANGE FOR THE ACQUISITION OF PRIVATELY-OWNED REAL PROPERTY IDENTIFIED AS APN 241-260-33 AND APN 241-260-13 FOR THE DEVELOPMENT OF FIRE STATION 6 IS IN CONFORMANCE WITH THE CITY OF MANTECA 2043 GENERAL PLAN AS MANDATED BY CALIFORNIA GOVERNMENT CODE SECTION 65402(a).

PROJECT FILE NO. GPC 26-02

WHEREAS, the City of Manteca intends to dispose of approximately 0.94 acres of its own real property and acquire approximately 2 acres of privately-owned real property to be developed with Fire Station 6 (the "land exchange"); and

WHEREAS, the City of Manteca will dispose of its real property located at 19465 McKinley Avenue, Manteca, CA 95337 (APN: 241-410-19) and 2901 Bronzan Road, Manteca, CA 95337 (APN: 241-410-20) (the "City Property"), as shown and attached hereto as Exhibit 'A'; and

WHEREAS, the City of Manteca will acquire privately owned real property located at 3131 W. Woodward Avenue, Manteca, CA 95337 (APN: 241-260-33) and a portion of the real property located at 3005 W. Woodward Avenue, Manteca, CA 95337 (APN: 241-260-13 (the "Private Property"), as shown and attached hereto as Exhibit 'B'; and

WHEREAS, California Government Code Section 65402 requires the local planning agency to review and report within 40 days of being noticed on any proposed acquisition, disposition, or development of city-owned real property for conformity with the General Plan; and

WHEREAS, the land exchange of City Property for Private Property for the development of Fire Station 6 is supported by and conforms to, directly and indirectly, with the City of Manteca 2043 General Plan goals, policies, and implementation programs as follows: and

Goals.

Goal LU – 7: *Provide adequate land for development of public and quasi-public uses, including parks, schools, and community facilities, to support existing and new development and the community's needs.*

Goal CF – 3: *Ensure the provision of high-quality and responsive fire protection services.*

ATTACHMENT 2

Goal S – 1: *Ensure that City emergency procedures, critical facilities, and energy systems are adequate in the event of potential natural or man-made disasters.*

Policies.

Policy LU – 7.1: *Designate adequate land, appropriately located for City, County, and school district facilities, and ensure that adequate sites for necessary community facilities are included and addressed in new residential communities, subdivisions, specific plans, and master plans.*

Policy CF – 1.7 *Plan and develop public services and facilities to support economic development and residential growth.*

Policy CF – 3.1: *Through adequate staffing and station locations, maintain a maximum five-minute travel response time 90% of the time for fire and emergency calls, an overall fire insurance (ISO) rating of 2 or better for all developed areas within the City, and a minimum staffing of 3 personnel for all fire stations.*

Policy CF – 3.2 *Provide fire services to serve the existing and projected population.*

Policy C – 2.24: *Construct new facilities for emergency services as new areas of the City are developed to maintain response time consistent with existing development.*

Policy S – 1.3: *Locate new critical City facilities, and promote the location of non-City critical facilities, including hospitals, emergency shelters, emergency response centers, and emergency communications facilities, outside of flood hazard zones and geologic hazard areas where feasible. Critical facilities that are, or must be, located within flood hazard zones or areas with geologic hazards should incorporate feasible site design or building construction features to mitigate potential risks, including those associated with geologic, seismic, and flood events, to ensure accessibility, operation, and structural integrity during an emergency and to minimize damage to the facility.*

Implementation Programs.

Implementation Program LU – 7a: *Maintain a sufficient supply of land in the Public/Quasi-Public designations to serve growth accommodated by the Land Use Map.*

Implementation Program LU – 7b: *Collaborate with all applicable City departments, outside service providers, developers, and stakeholders to ensure that suitable sites for needed services, including fire and police,...*

Implementation Program CF -1e: *Cooperate with other jurisdictions, agencies, and utility providers where appropriate to achieve timely and cost-effective provision of public facilities and services.*

WHEREAS, all the necessary findings to report on the general plan conformance of the land exchange for the development of Fire Station 6 can be made as described in the staff report dated February 19, 2026; and

WHEREAS, the Project encompassing the land exchange of City Property for Private Property (the “Project”) is exempt from further review pursuant to Section 15061(b)(3) of the California Environmental Quality Act; and

ATTACHMENT 2

WHEREAS, at its regularly scheduled public meeting of February 19, 2026, the Planning Commission considered all of the information presented by Staff and public testimony; and

WHEREAS, all legal prerequisites to adopt this resolution have occurred.

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, that the proposed disposition of City Property in exchange for the acquisition of Private Property is in conformance with the 2043 General Plan, based on the following findings:

- 1) Recitals: The above recitals are true and correct and are incorporated herein by reference.
- 2) CEQA: The Planning Commission finds the proposed Project is exempt from further environmental review pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines. Section 15061(b)(3) of the CEQA Guidelines states that an activity is covered by the common sense exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the activity is not subject to CEQA review.
- 3) Finding and Determination of Conformity: Upon its review, the Planning Commission finds and determines that the proposed land exchange consisting of the disposition of portions of City-owned real property identified as APN 241-410-19 and APN 241-410-20, as shown and attached hereto as Exhibit 'A', in exchange for the acquisition of privately-owned real property identified as APN 241-260-33 and APN 241-260-13 for the development of Fire Station 6, as shown and attached hereto as Exhibit 'B', is in conformance with the City of Manteca 2043 General Plan, as mandated by California Government Code Section 65402(a).
- 4) Reporting of Conformity: The Planning Commission now authorizes and directs Staff to transmit findings and determination of General Plan Conformity 26-02 to the City Council.
- 5) Effective Date: This Resolution shall take effect immediately.

ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 19th day of February 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Corey Coleman
Planning Commission Chair

Attest: _____
Jessica Van Vliet
Planning Commission Secretary

Attachments

Exhibit 'A' – City-owned Properties

Exhibit 'B' – Privately-owned Properties