



General Plan Conformity for Land Exchange of City- Owned Real Property for Privately-Owned Real Property File No. GPC 26-02

February 19, 2026

City of Manteca Planning Commission Public Discussion

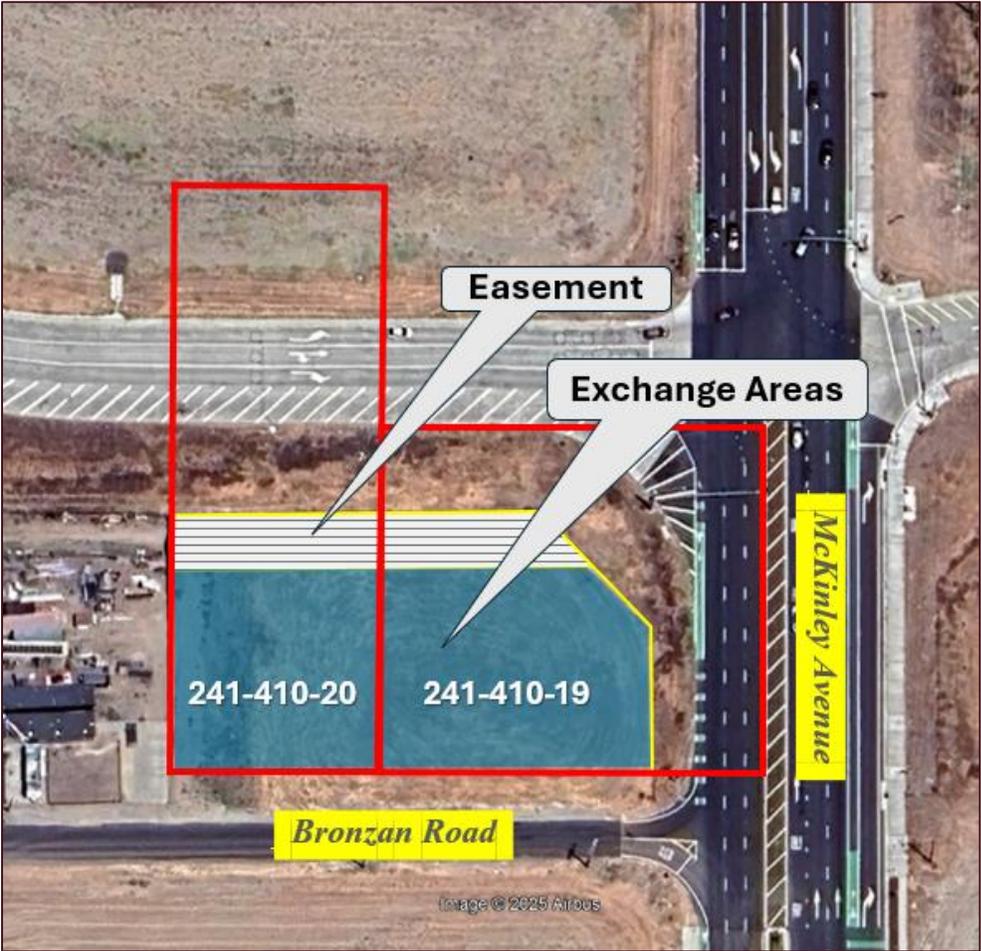
Project Background

- City Council 2025-26 Goal
- California Government Code Section 65402(a)
- City negotiation w/MUSD
- City intent of offer w/PD Danna LLC, et al.

Parcel Information	APN 241-410-19	APN 241-410-20	APN 241-260-33	APN 241-260-13
Ownership	City	City	PD Danna	MUSD
General Plan	LDR	LDR	HDR	PQP
Zoning	R-1	R-1	R-3	PQP
Existing Parcel Acreage	1.03	0.94	11.22	16.98
Acquisition Acreage	–	–	1.82	0.18
Disposition Acreage	0.51	0.43	–	–
Parcel	Address			
241-410-19	19465 MCKINLEY AVE			
241-410-20	2901 BRONZAN RD			
241-260-33	3131 W WOODWARD AVE			
241-260-13	3005 W WOODWARD AVE			



Project Location



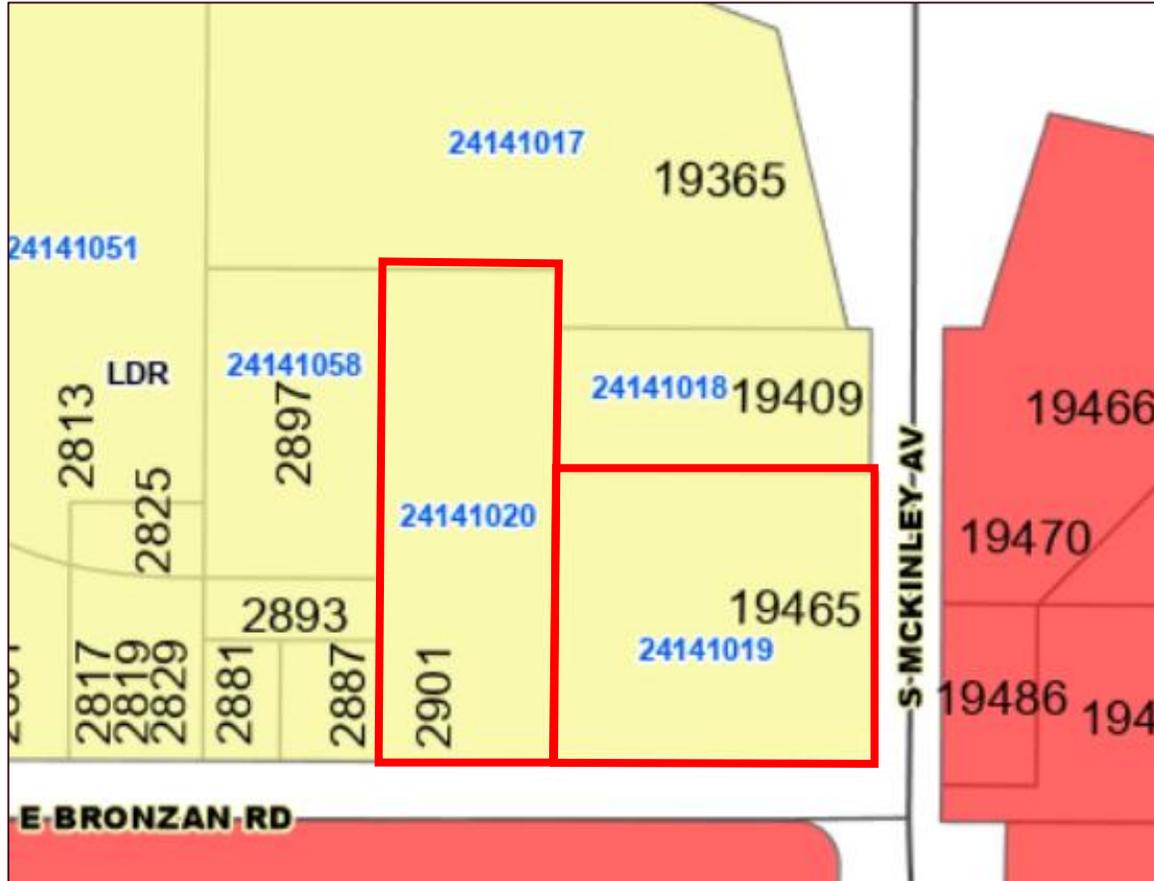
CITY-OWNED PROPERTY



PRIVATELY-OWNED PROPERTY



General Plan



Low Density Residential



High Density Residential
Public / Quasi-Public



General Plan Goals and Policies

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

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, “...”.

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

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.



CEQA

GPC 25-01: This action is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3).) “Common Sense Exemption”, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.



Recommendation

Staff recommends that the Planning Commission consider all information along with public testimony and adopt:

A resolution finding and determining that 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); and finding the Project exempt from further environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER