

ATTACHMENT 3

ORDINANCE O2020-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING THE NORTHWEST AIRPORT WAY MASTER PLAN TO REMOVE INTERIOR ROADWAY 'J,' MPA 20-147

WHEREAS, an application for a Master Plan Amendment and Site Plan and Design Review for the Airport Business Centre project was filed by Greenlaw Development, LLC, c/o Rob Mitchell, 18301 Von Karmen Avenue, Suite 250, Irvine, CA 92612; and

WHEREAS, the applicant has requested a Master Plan Amendment and Commercial Site Plan and Design Review (MPA 20-147 and SPC 20-89) to develop the site for a last-mile e-commerce facility and to remove north-south interior Roadway 'J,' and

WHEREAS, an Initial Study-Mitigated Negative Declaration, dated April 1, 2021, was prepared for this project, and found that it will have a less-than-significant impact, provided all mitigation requirements are met; and

WHEREAS, the Manteca Planning Commission at a duly noticed public hearing on July 1, 2021 approved Resolution No. 1563 recommending that the City Council approve of the Initial Study - Mitigated Negative Declaration, approve the Master Plan Amendment for the removal of Roadway "J," and approve the Site Plan and Design Review for Airport Business Centre; and

WHEREAS, the Manteca City Council at a duly noticed public hearing on August 3, 2021, considered the Initial Study – Mitigated Negative Declaration, Master Plan Amendment, and Site Plan and Design Review for the Airport Business Centre project; and

WHEREAS, on August 3, 2021, the City Council adopted Resolution No. __ approving the Initial Study - Mitigated Negative Declaration and Site Plan and Design Review for Airport Business Centre; 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.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings

required to approve the Northwest Airport Way Master Plan Amendment (MPA 20-147) under Municipal Code Section 17.10.170 contained in the Planning Commission Staff Report (dated July 1, 2021), which are hereby incorporated by reference into this Ordinance.

SECTION 2: Amendment. The Northwest Airport Way Master Plan is hereby amended as MPA 20-147 to allow for the removal of interior Roadway “J,” as shown on the following excerpted figures of the Master Plan document.

SECTION 3: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: _____
BENJAMIN J. CANTU

ATTEST: _____
CASSANDRA CANDINI-TILTON, CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the ____ day of ____, 20__, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of ____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk