



Manteca

General Plan Update

Notice of Extended Comment Period Manteca General Plan Update Draft Program Environmental Impact Report and Manteca General Plan Update

Date: May 7, 2021

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Manteca
1001 W. Center Street
Manteca, CA 95337
Email: jhightower@ci.manteca.ca.us

Project Title: Manteca General Plan Update

Project Location: All lands within the City of Manteca General Plan Planning Area

Public Review: The original 45-day review period began on March 22, 2021 and would have ended on May 6, 2021 at 5:00 p.m. However, the City has opted to extend the public review period for both the Draft EIR and the Public Review Draft of the Manteca General Plan Update. *The public review period will now end on June 14, 2021 at 5:00 p.m.*

Public Workshops: The City is holding three public workshops to receive community input on the General Plan Update.

- **City Council/Planning Commission Workshop** - May 11, 2021 at 6:00 PM
City Hall – Council Chambers, 1001 W. Center Street, Manteca
- **Community Workshop** - May 27, 2021 at 6:00 PM
Manteca Transit Center – Community Room, 220 Moffat Boulevard, Manteca
- **Community Workshop** - June 2, 2021 at 6:00 PM
Transit Center, 220 Moffat Boulevard, Manteca

Project Description: The City of Manteca is preparing a comprehensive update to its existing General Plan. The updated Manteca General Plan is expected to be adopted in 2021 and will guide the City's development and conservation. The Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan.

The Plan includes all of the State-mandated elements, including Land Use, Circulation, Resource Conservation (combines Open Space, Conservation, and Air Quality), and Safety (includes Adaptation and Noise) as well as optional elements, including Growth Management, Community Design, Economic Development, and Community Facilities and Services. The Housing Element was adopted in 2016 and is not anticipated to be significantly revised by the General Plan Update. The Draft General Plan includes a Land Use Map, that identifies where land use designations are applied to parcels in the City, and includes a Streets Master Plan.

The EIR evaluates the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, governmental and educational uses, and residential development. Growth is projected for the area within the City as well as for the Planning Area. It is noted that the total growth estimates anticipate buildout of the entire Planning Area, with the exception of areas identified as Urban Reserve. Actual future development would depend on future market conditions, property owner preferences, site-specific constraints, and other factors.

Buildout of the proposed General Plan could yield new growth that totals up to 36,650 housing units, a population of 116,546 people, 35,458,437 square feet of non-residential building square footage, and 37,969 jobs within the Planning Area. This represents development growth over the existing General Plan of up to 10,498 new housing units, 33,383 more people, and 13,990 more jobs.

Document Availability: The Draft EIR and the Manteca General Plan Update are available for review at the City Hall – Council Chambers (1001 W. Center Street, Manteca, CA 95337) and online at manteca.generalplan.org.

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Manteca General Plan Update and Draft EIR. Written comments on the Manteca General Plan Update and the Draft EIR can be provided to the City at the address above by June 14, 2021 at 5:00 p.m.

Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Noise, Cumulative Noise, Transportation and Circulation, Cumulative Transportation and Circulation, and Irreversible and Adverse Effects.