



Manteca

General Plan Update

Notice of Availability Manteca General Plan Update Draft Program Environmental Impact Report

Date: March 22, 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

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.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan element need only reflect local conditions and circumstances. The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq.

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 will include 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, new and expanded governmental and educational uses, and new residential development. Growth is projected for the area within the City as well as for the Planning Area, with includes areas outside of the City but within the Sphere of Influence and Planning Area identified for the General Plan Update. 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.

Public Review: 45 days, extending from March 22, 2021 to May 6, 2021 at 5:00 p.m.

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 during the 45-day public review period.

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.