



PUBLIC NOTICE



The Planning Commission of the City of Manteca will hold a public hearing at a Special Meeting in the City Council Chambers at City Hall, 1001 W. Center Street, Manteca, California, at 6:00 p.m. on Thursday, June 29, 2023, on the following matter. ALL persons having an interest in this project are invited to be present to testify in person, or to submit statements either in person or in writing prior to the hearing.

Project Title: Manteca General Plan Update (the "Project")

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

Project Description: The City of Manteca has prepared a comprehensive update to its existing 2023 General Plan. The updated Manteca General Plan will guide the City's development and conservation plans for the next 20 years. The Plan is intended to be an expression of the community's vision for the City and Planning Area, constitutes the policy and regulatory framework by which future development projects will be reviewed, and how 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 still in effect as this element will be updated separately. The General Plan Update includes a Land Use Map that identifies where land use designations are applied to parcels in the City and planning area.

The Environmental Impact Report ("EIR") prepared for the Project evaluates the anticipated development that could occur within the Planning Area if every parcel 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. Note, that the total growth estimates anticipated 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 over the next 20 years could yield new growth that totals up to 66,353 housing units, a population of 211,003 people, a net increase of 28.7 million square feet of non-residential development, and 43,829 jobs within the Planning Area.

Document Availability: The Final EIR and the Manteca General Plan Update are available for review at the Development Services Department (1215 W. Center Street, Manteca, CA 95337) and online at manteca.generalplan.org.

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.

PLEASE NOTE: If you challenge the project and entitlements or its environmental documentation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Members of the public that wish to submit public comments may do so by several different methods:

In Person:

- Council Chambers will be open with limited capacity. Seating is on a first-come, first-served basis.

Zoom Webinar

- To call or log into Zoom Webinar: Zoom information will be provided on Agenda, when posted to website.
- To speak during an item, you must use the Raise Your Hand feature. If dialing in, press *9 to Raise Your Hand.
- Please remain muted until you receive a notification asking you to unmute.
- If you have questions on the Zoom Webinar process, please email planning@ci.manteca.ca.us or call (209) 456-8500.

Email: planning@ci.manteca.ca.us

- Received no later than two hours prior to the meeting. Letters received are part of the public record but are not read into the record.

Mail: Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337

- Received no later than two hours prior to the meeting.
- Hand delivered to door drop slot: Office of the City Clerk, 1001 W. Center St., Ste. B, Manteca, CA 95337
- Comment letters received will be entered into the public record and provided to the Commissioners but will not be read out loud.

If you have questions or concerns regarding this project, you may also submit a letter outlining your concerns to Lea C. Simvoulakis, Development Services Department, 1215 W. Center Street, Ste. 201, Manteca, CA 95337. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. For more information, please contact Lea C. Simvoulakis at: 1215 W. Center Street, Manteca, CA 95337, (209) 456-8516, or LSimvoulakis@manteca.gov.