



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: August 14, 2024

TO: Interested Parties

SUBJECT: Notice of Availability (NOA) of a Supplemental Environmental Impact Report (SEIR) for the Proposed City of Manteca Zoning Code Update

LEAD AGENCY

CONTACT: Barbara Harb, Interim Director of Development Services Development Services Department, City of Manteca
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8000
bharb@manteca.gov

SHORTENED PUBLIC

REVIEW PERIOD: August 14, 2024 – September 13, 2024

Notice is hereby given that the City of Manteca, as the lead agency under the California Environmental Quality Act (CEQA), has completed a Draft Supplemental Environmental Impact Report (SEIR) for the City of Manteca Zoning Code Update (the “proposed project”) (SCH# 2024050901). A description of the proposed project is provided below.

Pursuant to California Public Resources Code Section 21091 and CEQA Guidelines Section 15105, the City has been granted a shortened public review period of 30 days. The City invites comments on the adequacy and completeness of the environmental analysis described in the Draft SEIR from **August 14, 2024 – September 13, 2024**.

Project Location and Setting

The City of Manteca is located in the southern portion of San Joaquin County, approximately 10 miles south of Stockton. The City is accessed by State Route 99 from the north and south and State Route 120 from the east and west. The City is bordered by the City of Lathrop to the west and unincorporated San Joaquin County to the north, south, and east. The proposed project site is the collection of properties with the General Plan land use designations of Commercial Mixed Use (CMU) and Downtown (DW).

Project Description

The Draft SEIR will supplement the previously certified City of Manteca (City) General Plan Update EIR and Revised Addendum to the General Plan Update EIR (State Clearinghouse #2020019010). The City is updating its Zoning Code to facilitate housing production in Downtown Manteca and in existing, developed mixed-use corridors in support of goals and objectives discussed under the Local Early Action Planning Grant (LEAP) provided by the Department of Housing and Community Development (HCD). The City is proposing revisions to the Zoning Code to implement the Commercial Mixed Use (CMU) and Downtown (DW) mixed-use land use designations included in the City’s updated General Plan.

Focused revisions to the City’s Zoning Code would include updates to the existing CMU zoning district, a new zoning district to implement the Downtown (DW) General Plan Land Use designation, revised

development standards, updated uses to be permitted in each district, and an updated zoning map consistent with the General Plan land use designations.

CEQA has a number of provisions for streamlining the environmental impact review of later projects that are consistent with the General Plan. The City would use this SEIR as the basis for streamlining CEQA reviews of future development projects within the CMU zoning district and new zoning district to implement the DW General Plan land use designation that are consistent with the General Plan.

Environmental Review Findings

The Draft SEIR describes the environmental effects associated with the proposed Zoning Code Update. The analysis in the Draft SEIR shows the revisions to the Zoning Code would have no new significant impacts and no increase in severity of any of the significant and unavoidable impacts disclosed in the General Plan Update EIR.

Cortese List

The General Plan Update EIR concluded that there are no Cortese List sites located in the Planning Area. Therefore, the proposed project would not result in a significant hazard to the public or the environment through exposure to such sites.

Document Availability and Further Information

The Draft SEIR and all documents referenced in the Draft SEIR may be viewed on or after August 14, 2024 on the City's website at <https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-385>. For more information about this project, contact Barbara Harb at (209) 456-8000 or bharb@manteca.gov.

Shortened Public Review Period and Submitting Comments

As discussed above, the City has been granted a shortened 30-day public review period pursuant to California Public Resources Code Section 21091 and CEQA Guidelines Section 15105, given time constraints related to LEAP grant deadlines. The public comment period begins on August 14, 2024, and ends on September 13, 2024. The City welcomes input during the review and comment period. Please provide any written comments that you would like the City to consider, using the contact information below:

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Department, City of Manteca
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Comments are due to the City of Manteca at the location addressed above by 5:00 p.m. September 13, 2024.