



Manteca

General Plan Update

Notice of Availability

Manteca General Plan Update Recirculated Draft Program Environmental Impact Report and Revised Draft General Plan

Date: November 22, 2022

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
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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 2022 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 Climate Adaptation and Noise) as well as optional elements, including Growth Management, Community Design, Economic and Fiscal Vitality, and Community Facilities and Services. The Housing Element was adopted in 2016 and is not proposed to be 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 City circulated a Draft EIR to the State Clearinghouse, trustee and responsible agencies, and the public on March 22, 2021. A Notice of Completion (NOC) was filed, and a public review period was provided between March 22, 2021 and June 14, 2021 (the original 45-day review period was extended resulting in an 83-day public review period) to receive public and agency comments on the adequacy of the environmental analysis contained in the Draft EIR. During the extended public review period, the City conducted two joint Planning Commission/City Council workshops, an environmental justice stakeholders meeting, and two public workshops to receive community input on the General Plan Update.

The City received over 200 oral and written comments on the Draft General Plan and Draft EIR. In response to the comments, the City Council directed that the General Plan Draft EIR be revised to address removal of the truck route, land use modifications, and the inclusion of an additional alternative. The proposed project addressed in the Revised Draft EIR and the Revised Draft General Plan which has been modified to reduce the potential for conflicts between intensive uses and potentially sensitive uses, to remove the truck route, and to refine policies and implementation measures.

The Revised Draft General Plan, which is the proposed project addressed in the recirculated and revised Draft EIR includes the following modifications:

1. Goals, policies, and programs are updated to strengthen equitable access to transportation, including active transportation systems, parks and recreation facilities, healthy foods, and community amenities and to ensure all community members have an opportunity to participate in the decision-making process.
2. Goals, policies, and programs are updated to further support climate adaptation and resiliency.
3. Goals, policies, and programs are updated to promote active transportation and reduction in vehicle miles traveled (VMT).
4. Goals, policies, and programs are updated to design development to address personal safety and security.
5. Goals, policies, and programs are updated to further support reductions in greenhouse gas emissions (GHGs), to improve air quality, and to reduce exposure to toxic air contaminants.
6. The Villa Ticino policy area reverts to the approved land use plan, rather future Industrial growth.
7. West of Airport Way, Commercial and Business Industrial Park uses are added between Lathrop Road and the UPRR railroad tracks, reducing the Industrial designation along Airport Way, and Commercial and Business Professional uses are added south of Yosemite Avenue, reducing mixed uses, including the potential for residential, in that area along Airport Way.
8. North of the City limits, between Highway 99 and Airport Way, a mix of Medium Density Residential, High Density Residential, and Parks has been included in the area envisioned for residential development south of Lovelace Road and the future Roth Road extension, increasing the variety of housing types planned for this area and access to parks and recreation facilities).
9. The Commercial designation is applied to the area southwest of the Union Road and Highway 120 interchange, reducing the potential for high density residential uses in this area.

10. The area west of the intersection of Moffat Boulevard and Industrial Park Drive is designated Commercial Mixed Use, to provide opportunities for walkable, transit-oriented uses that support a variety of housing types, community-oriented services and commercial uses, and employment opportunities.
11. The Commercial Mixed Use designation is applied to the area southwest of the Main Street and Highway 120 interchange, increasing the potential for a variety of housing types and mix of residential and non-residential uses in this area.
12. A policy area is applied to the area around the Lovelace Transfer Station, creating a node of Industrial, Business Industrial Park, Public/Quasi-Public Uses, Medium Density Residential, and High Density Residential uses and also removing the potential for residential uses within 500 feet of the Lovelace Transfer Station, providing for a transition of Business Industrial Park uses to residential uses south of Lovelace Road between Airport Way and Union Road.
13. The Park designation is applied along the future Roth Road extension east of Union Road to buffer residential uses from Industrial and higher intensity uses to the north.
14. The Urban Reserve overlay is applied to the Oakwood Lake area in the southwest portion of the Planning Area outside of the City limits, reducing the potential for growth in this area.
15. The Urban Reserve overlay is removed from the area north of Roth Road/Roth Road extension and west of Highway 99, increasing the potential for industrial and employment-generating growth in this area.
16. The Urban Reserve overlay is applied to the area east of Highway 99 generally north of Verigan Road, reducing future industrial and employment-generating growth in this area.
17. The Planning Area is reduced, eliminating lands north of Roth Road and west of Airport Way.

The Revised Draft General Plan also increases allowed densities, encouraging a greater variety of housing types, as follows:

- 20.1 to 30 units per acre allowed in the High Density Residential and Mixed Use Commercial designations and increased densities in the Downtown designation,
- 8.1 to 19 units per acre in the Medium Density Residential designation, and
- 20.1 to 30 units per acre allowed in the Commercial designation when it is demonstrated that the use would not have an adverse fiscal impact on the City.

In accordance with State CEQA Guidelines, Section 15088.5, the City is recirculating this entire revised Draft EIR, with associated appendices, to provide the public and agencies with ample opportunity to review and comment on the updated analysis and new project information. Procedures for commenting on this revised analysis are detailed below.

The EIR evaluates the anticipated development that could occur within the Planning Area at the densities and intensities accommodated 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 38,103 housing units, a population of 121,168 people, 28,713,612 square feet of non-residential building square footage, and 27,448 jobs within the Planning Area. This represents development growth over the existing General Plan of up to 11,948 new housing units, 38,005 more people, and 1,372 more jobs.

Public Review: 45 days, extending from November 22, 2022 to January 6, 2022 at 5:00 p.m. The City will hold a workshop, which can be attended in person or virtually, on December 7, 2022 from 6:00 p.m. to 7:30 p.m. at the Manteca Transit Center located at 220 Moffat Blvd.

Document Availability: The Recirculated Draft EIR and the Revised Draft General Plan 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 Revised Draft General Plan and Recirculated Draft EIR. Written comments on the Revised Draft General Plan and the Recirculated Draft EIR can be provided to the City before the close of the 45-day public review period on January 6, 2022 at 5:00 p.m. via email or mail to:

City of Manteca
Attn: Lea Simvoulakis
1001 W. Center Street
Manteca, CA 95337
Email: lsimvoulakis@manteca.gov

Significant Environmental Impacts: The Recirculated 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.