



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: May 20, 2024

TO: Interested Parties

SUBJECT: Notice of Preparation (NOP) 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
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Manteca, CA 95337
(209) 456-8000
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REVIEW PERIOD: May 20, 2024 – June 18, 2024

Notice is hereby given that the City of Manteca (City) is the lead agency for the preparation of a Supplemental Environmental Impact Report (SEIR) for the proposed City of Manteca Zoning Code Update (proposed project), in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines. CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if proposed changes meet the conditions described in CEQA Guidelines Section 15162 and if only minor additions and changes would be necessary to make the previous EIR adequate. The SEIR will Supplement the Manteca General Plan Update EIR (SCH # 2020019010). The SEIR will focus on providing additional information and analysis necessary to address proposed changes within the proposed Zoning Code Update. An Initial Study will not be prepared (CEQA Guidelines Section 15063[a]).

The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to provide meaningful input on the scope and content of the SEIR. Your timely comments will ensure an appropriate level of environmental review for the proposed project.

A copy of this NOP is available for review at the City of Manteca Community Development Department and on the City of Manteca website:

<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206/-npage-2>

Project Location and Setting

As shown in Figure 1, 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.

Project Description

The City of Manteca is updating its Zoning Code to facilitate housing production in Downtown Manteca and 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 City's 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, identified in Figure 1.

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. The City will also update the processes and procedures to be consistent with the General Plan and Housing Element Updates and recent changes to state law. The City is also considering implementing a new Housing Overlay for specific parcels within the Neighborhood-Commercial and General Commercial General Plan land use designation that could accommodate housing.

Probable Environmental Effects and Scope of the SEIR

The SEIR will provide the necessary analysis and information to address proposed changes to the Zoning Code as a supplement to the certified General Plan Update EIR. The City does not anticipate any new significant impact or any substantial increase in the severity of impacts resulting from the proposed Zoning Code Update.

Impacts and conditions presented in the City of Manteca General Plan Update EIR will serve as the primary base of comparison for the analysis. Elements of the prior analysis that are unchanged will not be re-analyzed in the SEIR, but a summary discussion of those areas for which impacts remain the same or would be lessened will be provided for the reader's use.

Additional information would be provided to ensure the analysis in the SEIR is current and fully addresses the proposed Zoning Code Update. The SEIR will use the same organization as the General Plan Update EIR, with information addressing the following environmental topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology, Soils, and Paleontological Resources
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

SUBMITTING COMMENTS

The City is soliciting comments regarding the scope and content of the SEIR as they relate to other agencies' statutory responsibilities in connection with the proposed Zoning Code Update, as well as comments from interested members of the public. The City will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is required on: (1) the scope of environmental analysis – guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the Zoning Code Update; (2) mitigation measures – ideas for feasible mitigation, including mitigation that would avoid, offset, eliminate, or reduce potentially significant or significant impacts; and (3) alternatives – suggestions for alternatives to the proposed Zoning Code Update that could reduce or avoid potentially significant or significant impacts.

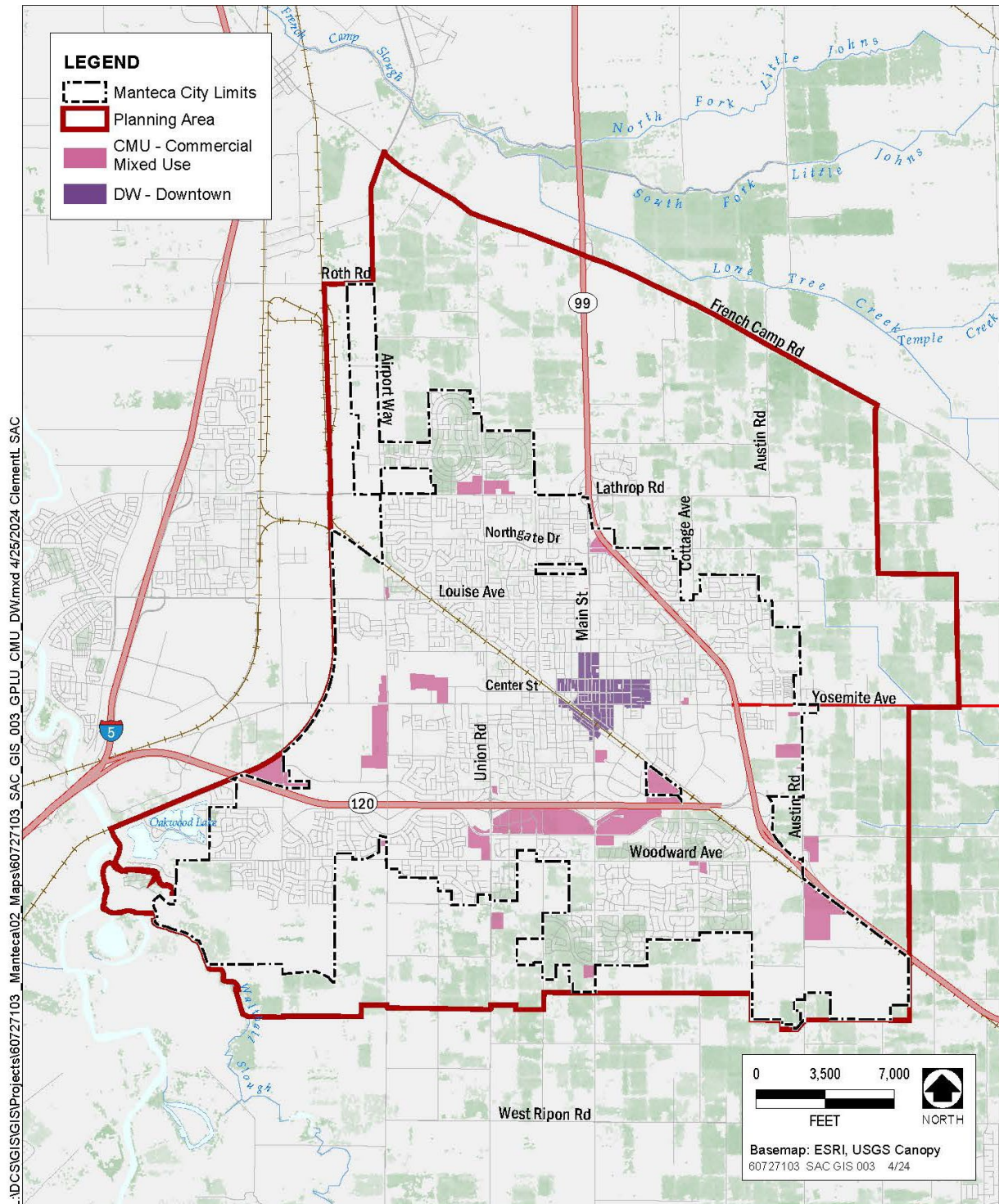
The City welcomes input during the review and comment period. If the City has not received a response (or a well-justified request for additional time) from a responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response (CEQA Guidelines Section 15082[b][2]). Please provide any written comments that you would like the City to consider, along with the name of the appropriate contact person in your agency and their contact information using the contact information below:

Barbara Harb, Interim Director of Development Services
Development Services Department, City of Manteca
1215 W. Center Street, Suite 201
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(209) 456-8000

Or via email to: bharb@manteca.gov

Comments are due to the City of Manteca at the location addressed above by 5:00 p.m. June 18, 2024.

Figure 1: Project Location



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Source: City of Manteca 2022, adapted by AECOM 2024