



Manteca

General Plan Update

Scoping Meeting

General Plan Update
Environmental Impact Report

January 27, 2020

DE NOVO PLANNING GROUP



Agenda



- Meeting Purpose
- Summary of environmental review process
- Overview of the project
- Issues to be addressed in the EIR
- Next steps in the process

Purpose of the Meeting



- Receive input from interested agencies and the public on the environmental issues that the Draft EIR should address.
- The City has chosen to hold this meeting to enhance public participation as part of the project's review under the California Environmental Quality Act (CEQA).
- Today's meeting is NOT intended as a forum to discuss the merits of the proposed project. Merits of the project may be discussed at public hearings held to consider the project.

What is an EIR?



- An informational document describing the anticipated environmental effects of implementing a project, as required by CEQA.
- A forum for public participation in the environmental review process.
- An EIR includes mitigation measures to reduce potential adverse environmental impacts.
- An EIR does not advocate or promote the project.
- Certification of the EIR does not determine whether or not the project will be approved.

Environmental Review Process



- **Notice of Preparation** of the Draft EIR
 - Identifies environmental issues that will be addressed in the Draft EIR
 - 30-day public comment period
- **Draft EIR** released for a 45-day public review period
 - Public and Agencies Comment on Draft EIR
- **Final EIR** includes Response to Comments, Draft EIR corrections, Mitigation Monitoring Program

Manteca General Plan Update Project

















- The General Plan includes the following elements: Land Use (includes Environmental Justice), 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 Development, and Community Facilities and Services.
- The Land Use Map designates the distribution and intensity of residential, commercial, parks, agricultural, public facilities, and other land uses.

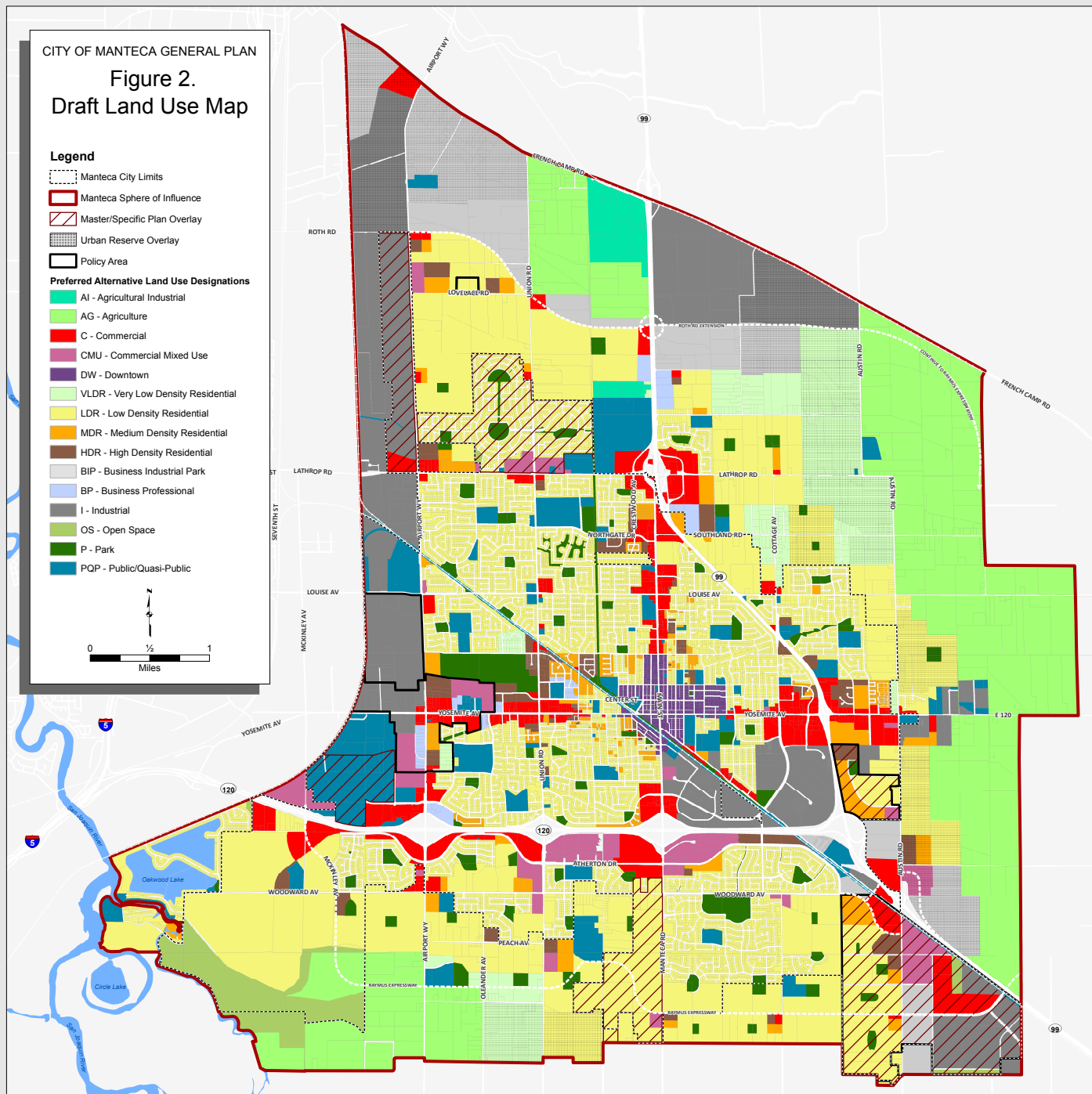
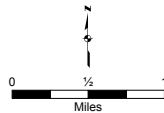
CITY OF MANTECA GENERAL PLAN
Figure 2.
Draft Land Use Map

Legend

-  Manteca City Limits
-  Manteca Sphere of Influence
-  Master/Specific Plan Overlay
-  Urban Reserve Overlay
-  Policy Area

Preferred Alternative Land Use Designations

-  AI - Agricultural Industrial
-  AG - Agriculture
-  C - Commercial
-  CMU - Commercial Mixed Use
-  DW - Downtown
-  VLDR - Very Low Density Residential
-  LDR - Low Density Residential
-  MDR - Medium Density Residential
-  HDR - High Density Residential
-  BIP - Business Industrial Park
-  BP - Business Professional
-  I - Industrial
-  OS - Open Space
-  P - Park
-  PQP - Public/Quasi-Public



Manteca General Plan Update Project

- The General Plan will accommodate future growth in the City, SOI, and Planning Area as outlined in the following table.



Development	Residential				Non-Residential	
	Single Family	Multi-family	Total Units	Population	Non-Residential Square Feet	Jobs
Development in Specific Plans, Master Plans, and Approved/Pending Projects	12,796	3,061	15,857	49,969	11,290,506	11,786
City Limits:						
General Parcels - Not included in a Specific Plan, Master Plan, or Project Sphere of Influence and Planning Area:	1,295	2,826	4,121	12,052	10,473,710	13,699
General Parcels - Not included in a Specific Plan, Master Plan, or Project Sphere of Influence and Planning Area:	13,681	3,002	16,683	52,672	25,531,556	29,103
TOTAL	27,772	8,889	36,661	114,693	47,295,772	54,588



Environmental Review



- Manteca’s General Plan Update is subject to review under the California Environmental Quality Act (CEQA).
- A Program-Level Environmental Impact Report (EIR) will be prepared.
- The General Plan has been prepared as a “self-mitigating” document. In other words, policies and actions have been included in the General Plan in order to reduce environmental impacts.

The public has multiple opportunities to provide comments on the environmental analysis:

- *During the Notice of Preparation “scoping” process*
- *During the 45-day Draft EIR comment period*
- *At public hearings with the Planning Commission and City Council*

*An **EIR** is an informational document describing the anticipated environmental effects of implementing a project, in this case, the General Plan*



Issues to be Addressed in the EIR



- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases & Energy
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire
- Mandatory Findings of Significance

Comments



- Public review and comment period ends:
February 5, 2020 at 5:00 PM
- Comments can be submitted:
 - At this meeting (orally or in writing)
 - By mail or hand-delivery to the City:
J.D. Hightower
Interim Community Development Director
1001 W. Center Street
Manteca, CA 95337
Email: jhightower@ci.manteca.ca.us

