



# Manteca

## General Plan Update

### **Notice of Preparation and Scoping Meeting Manteca General Plan Update Environmental Impact Report**

**Date:** January 6, 2020

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Preparation and Scoping Meeting for the Manteca General Plan Update Environmental Impact Report

**Scoping Meeting:** **January 27, 2020, 11:00 a.m. to Noon**  
**City Hall – Council Chambers**  
**1001 W. Center Street, Manteca, CA**

**Comment Period:** **January 6, 2020 to February 5, 2020 at 5:00 p.m.**

The City of Manteca (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Manteca General Plan Update (Plan). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Manteca, Community Development Department, 1001 W. Center Street, Manteca, CA and on-line at: [manteca.generalplan.org](http://manteca.generalplan.org). For questions regarding this notice, please contact J.D. Hightower, Planning Manager at (209) 456-8505.

Notice of Preparation 30-Day Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on January 6, 2020 and end on February 5, 2020. In the event that the City does not receive a response or request for additional review time from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted in writing at the address below by the close of the 30-day NOP review period, which is 5:00 PM on February 5, 2020:

J.D. Hightower  
Interim Community Development Director  
1001 W. Center Street  
Manteca, CA 95337  
Email: [jhightower@ci.manteca.ca.us](mailto:jhightower@ci.manteca.ca.us)

### **Scoping Meeting**

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Monday, January 27th, from 11:00 a.m. to Noon** at the City Hall Council Chambers located at 1001 W. Center Street, Manteca, CA.

### **Project Location and Setting**

As shown on 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 Highway 99 from the north and south and Highway 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 project's location is shown in Figure 1. The General Plan boundary (Planning Area) is shown in Figure 2.

The Planning Area is the geographic area for which the Plan provides a framework for long-term plans for growth, resource conservation, and continued agricultural activity. State law requires the Plan to include all territory within Manteca's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entire city limits (approximately 13,388 acres), the Sphere of Influence (approximately 7,022 acres), and approximately 7,099 acres of land outside the City limits and SOI.

### **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 2020 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.

### Guiding Principles

The Guiding Principles for the Plan were identified by the community through the Visioning process:

- provide for logical, orderly growth from the city's compact, historic center extending to well-delineated residential neighborhoods, employment centers, and community amenities
- maintain a family-oriented community with gathering places, activities, and parks/recreation opportunities for all ages located in attractive, sustainable neighborhoods and throughout the community
- preserve access to the area's agricultural and natural characteristics, including green space, farmland, and orchards

- revitalize and enhance the downtown
- provide and encourage housing and places for all income levels
- provide and promote high-paying, local employment opportunities and attract high-quality businesses and industry

Draft General 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 not anticipated to be significantly 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 will include a Streets Master Plan.

*Goals, Policies, and Implementation*

A goal in the Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions. Policies and Implementation: The essence of the Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves. Implementation measures are steps or actions the City should take to implement the Plan. The Implementation element identifies the responsible entity and timing for each implementation measure.

Growth Projections

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. The table below summarizes the range of net growth, including residential units (single family and multifamily) and non-residential square footage (commercial, office, industrial, governmental, public/quasi-public) that could occur. 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.

Development	Residential				Non-Residential	
	Single Family	Multi-family	Total Units	Popula-tion	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	1,295	2,826	4,121	12,052	10,473,710	13,699

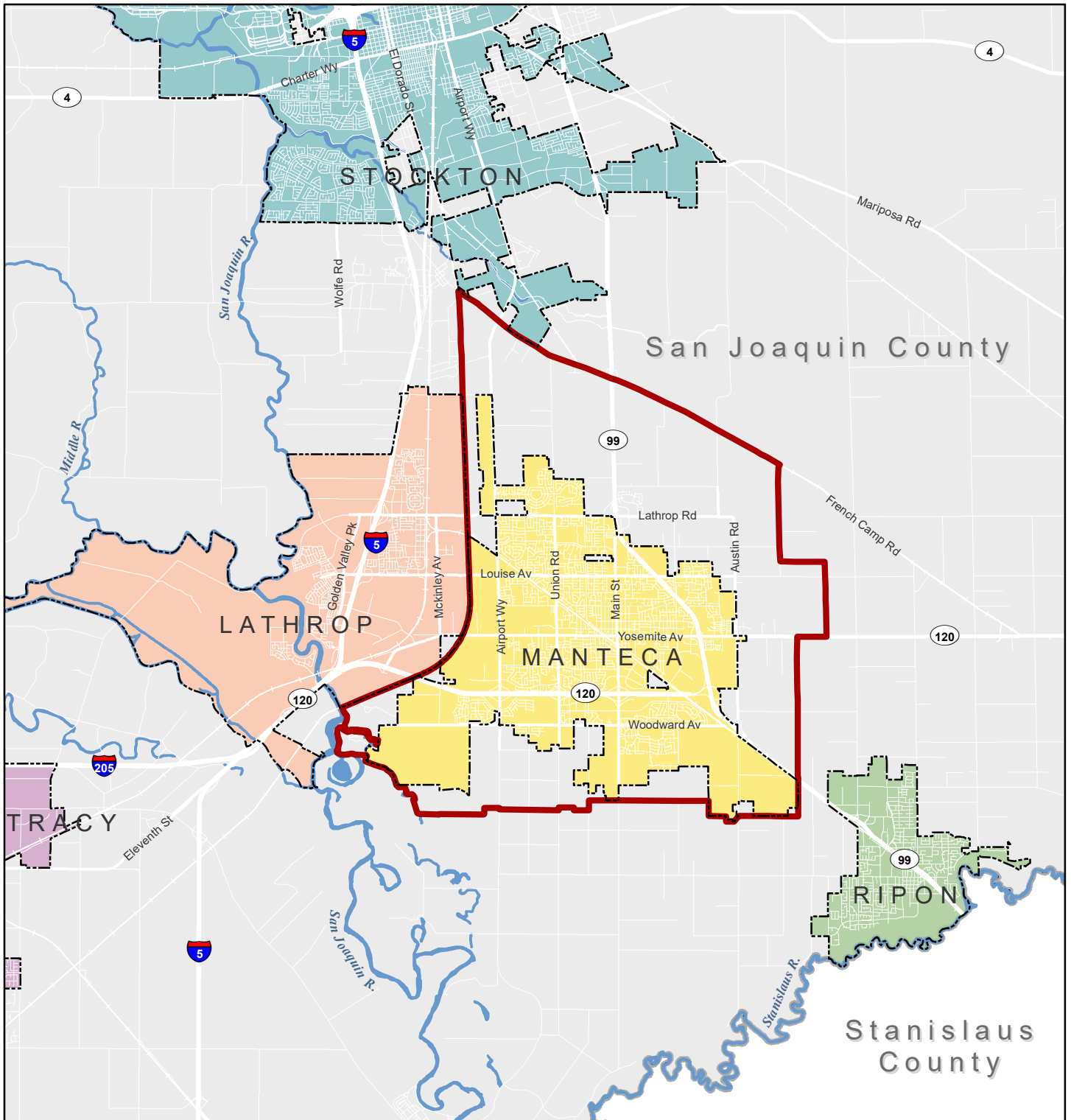
Development	Residential				Non-Residential	
	Single Family	Multi-family	Total Units	Population	Non-Residential Square Feet	Jobs
Sphere of Influence and Planning Area: General Parcels (Not included in a Specific Plan, Master Plan, or Project)	13,681	3,002	16,683	52,672	25,531,556	29,103
<b>TOTAL</b>	<b>27,772</b>	<b>8,889</b>	<b>36,661</b>	<b>114,693</b>	<b>47,295,772</b>	<b>54,588</b>

**Program EIR Analysis**







The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Manteca General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the City anticipates that EIR sections will be organized in the following manner:

- Aesthetics Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology, Soils, and Mineral Resources
- Greenhouse Gases and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts

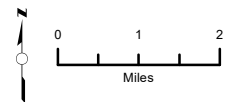


**Legend**

-  Manteca Sphere of Influence
-  City of Manteca
-  City of Lathrop
-  City of Ripon
-  City of Stockton
-  City of Tracy

**CITY OF MANTECA GENERAL PLAN**

**Figure 1. Vicinity Map**























Sources: San Joaquin County GIS. Map date: December 16, 2019.

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

