



# Manteca

## General Plan Update

Newsletter #2 | March 2021

[manteca.generalplan.org](http://manteca.generalplan.org)



In 2017, Manteca embarked on an exciting and challenging process, an update to the General Plan. The General Plan is the City's guiding policy document for future development and decisions related to land use, community design, transportation, public services, and resource conservation.

### Progress Overview

In March 2021, the City released the Public Review Draft General Plan and the Draft Environmental Impact Report (Draft EIR) for the community review and feedback.

The Draft EIR analyzes the Draft General Plan, which includes the Preferred Land Use Map, selected by the City Council for consideration in July 2019, and the Draft Truck Route, selected by the City in July 2020 for further analysis in the Draft EIR. The Draft EIR addresses three alternatives to the Draft General Plan that include modifications to reduce vehicle miles travelled (VMT), greenhouse gas emissions, and other environmental impacts.

**A - No Project:** This alternative reflects growth and policy direction under the existing General Plan, adopted in xx and as amended through 2020.

**B - Residential and Balanced Employment Growth:** This alternative continues to encourage infill development as well as growth in greenfield areas that would expand the existing development pattern. This alternative emphasizes an increase in residential development, including multifamily, uses and a decrease in commercial and employment-generating industrial and professional land use designations to reduce total vehicle miles travelled.

**C - Increased Intensity Residential & Balanced Employment Growth:** This alternative encourages infill development and accommodates growth in greenfield area. This alternative emphasizes an increase in residential development, including multifamily integrated into future residential neighborhoods, a decrease in non-residential employment-generating land use designations to reduce total vehicle miles travelled, and park and open space buffers to separate sensitive receptors from intense uses.

The infographic on the following page compares the net growth potential for the Draft General Plan (Proposed Project) and the three alternatives.

### General Plan Update Process

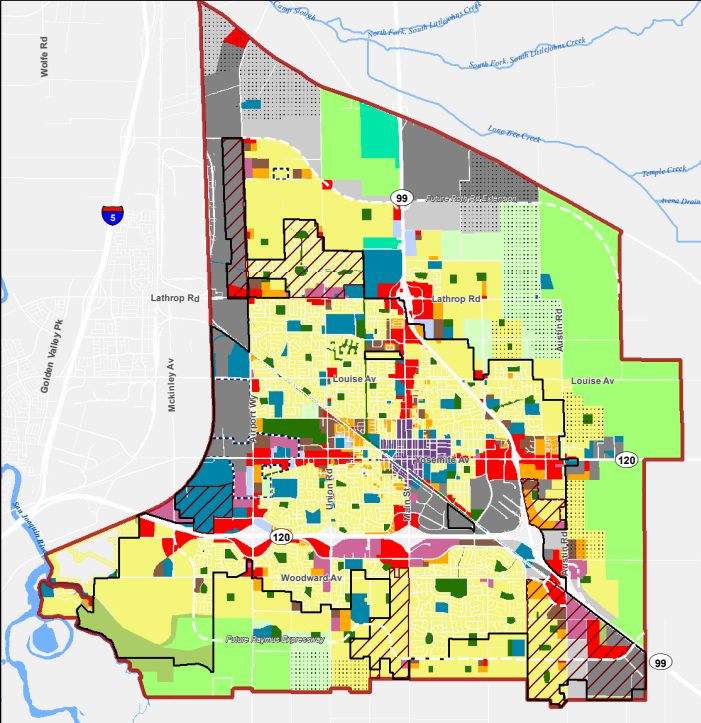
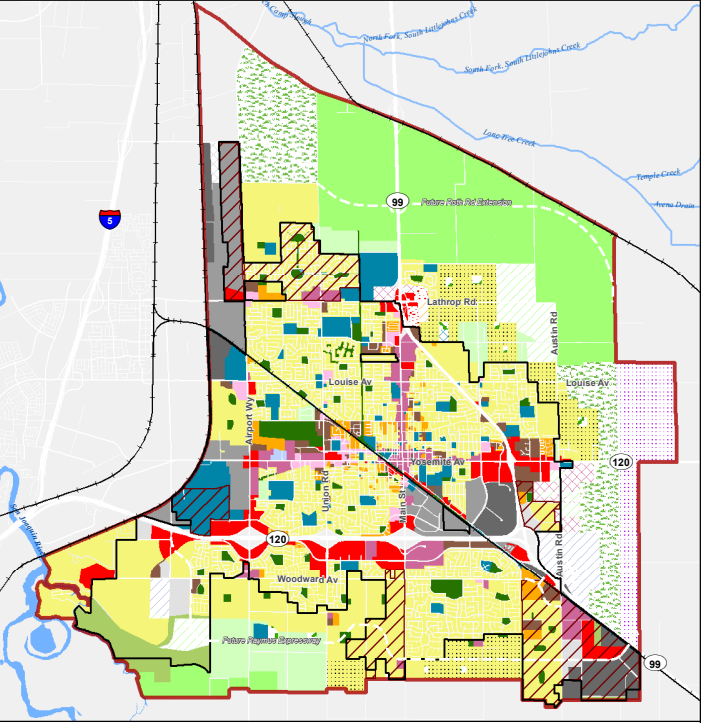
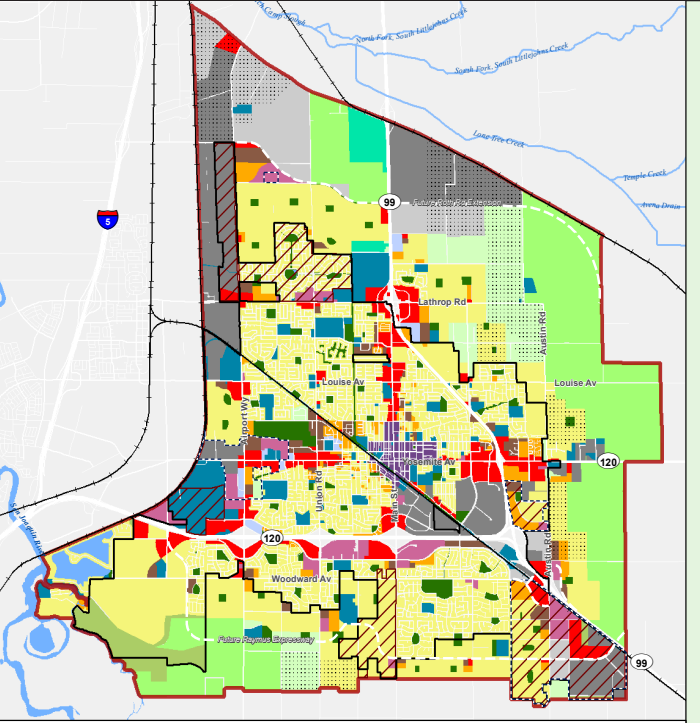
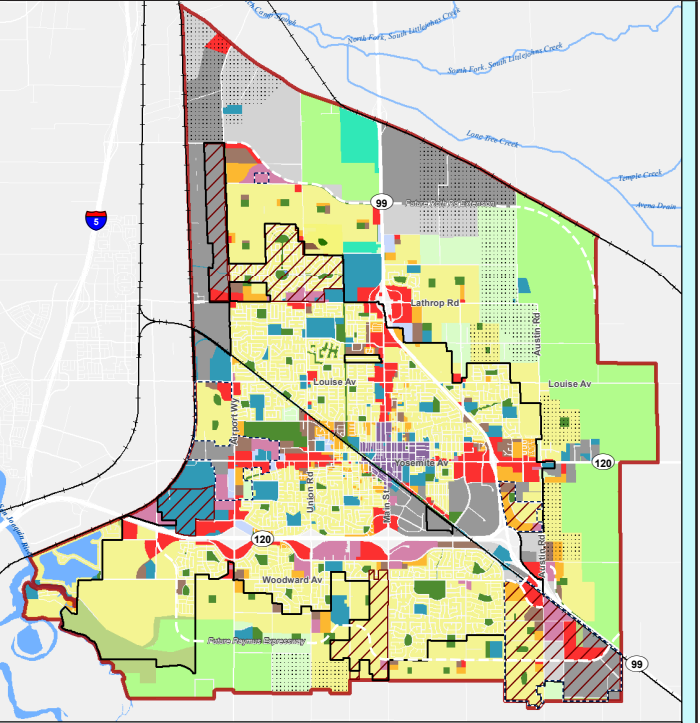





Major milestones in the General Plan Update are summarized below. Completed (black); **upcoming red**

- Community Visioning (2017)
- General Plan Advisory Committee (2017-2019)
- Existing Conditions Report (October 2017)
- Land Use Alternatives Report (November 2018)
- GPAC Draft General Plan, including GPAC-recommended Land Use Map (February 2019)
- Preferred Land Use Map (Planning Commission recommendation, City Council selection - July 2019)
- Preferred Truck Route (July 2020)
- Draft Environmental Impact Report (March 2021)
- Draft General Plan (March 2021)
- **Final Environmental Impact Report (approx. May/June 2021)**
- **General Plan Adoption (Planning Commission and City Council Hearings - approx. June/July 2021)**

All completed documents are available on the General Plan Update website for review. Visit [manteca.generalplan.org](http://manteca.generalplan.org).

### Get Involved

See the last page of this newsletter for upcoming opportunities to comment on and be involved in the General Plan Update, including upcoming workshops, getting up-to-date information via the website, and submitting comments on the Draft General Plan and Draft Environmental Impact Report.

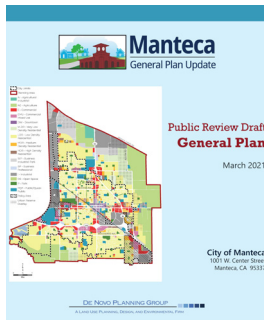
NEW GROWTH: PLANNING AREA (NOT INCLUDING EXISTING GROWTH)				
	PROPOSED GENERAL PLAN	ALTERNATIVE A Existing General Plan	ALTERNATIVE B Residential and Balanced Employment Growth	ALTERNATIVE C Increased Intensity Residential and Balanced Employment Growth
	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>City of Manteca</li> <li>Manteca Planning Area</li> <li>Policy Area</li> <li>Urban Reserve Overlay</li> <li>Master/Specific Plan Overlay</li> </ul> <p><b>General Plan Designations</b></p> <ul style="list-style-type: none"> <li>Agricultural Industrial</li> <li>Agriculture</li> <li>Commercial</li> <li>Commercial Mixed Use</li> <li>Downtown</li> <li>Very Low Density Residential</li> <li>Low Density Residential</li> <li>Medium Density Residential</li> <li>High Density Residential</li> <li>Business Industrial Park</li> <li>Business Professional</li> <li>Industrial</li> <li>Open Space</li> <li>Park</li> <li>Public/Quasi-Public</li> </ul> <p><b>CITY OF MANTECA GENERAL PLAN</b> Figure 2.0-3. Land Use Map</p> <p>Source: City of Manteca, San Joaquin County. Map date: December 14, 2020.</p>	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>City of Manteca</li> <li>Manteca Planning Area</li> <li>Policy Area</li> <li>Urban Reserve Overlay</li> <li>Master/Specific Plan Overlay</li> </ul> <p><b>General Plan Designations</b></p> <ul style="list-style-type: none"> <li>AG - Agriculture</li> <li>AI - Agricultural Industrial</li> <li>C - Commercial</li> <li>CMU - Commercial Mixed Use</li> <li>DW - Downtown</li> <li>HDR - High Density Residential</li> <li>BP - Business Professional</li> <li>LI - Light Industrial</li> <li>HI - Heavy Industrial</li> <li>OS - Open Space</li> <li>P - Park</li> <li>PQP - Public/Quasi-Public</li> <li>UR - Urban Reserve</li> <li>UR-AG</li> <li>UR-CMU</li> <li>UR-GC</li> <li>UR-LDR</li> <li>UR-MDR</li> <li>UR-BIP</li> <li>UR-LI</li> <li>UR-P</li> <li>UR-PQP</li> <li>VLDL - Very Low Density Residential</li> <li>LDR - Low Density Residential</li> <li>MDR - Medium Density Residential</li> </ul> <p><b>CITY OF MANTECA GENERAL PLAN</b> Figure 5.0-1. Alternative A Existing General Plan Land Use Map</p> <p>Source: City of Manteca, San Joaquin County. Map date: January 26, 2021.</p>	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>City of Manteca</li> <li>Manteca Planning Area</li> <li>Policy Area</li> <li>Urban Reserve Overlay</li> <li>Master/Specific Plan Overlay</li> </ul> <p><b>General Plan Designations</b></p> <ul style="list-style-type: none"> <li>AG - Agriculture</li> <li>AI - Agricultural Industrial</li> <li>C - Commercial</li> <li>CMU - Commercial Mixed Use</li> <li>DW - Downtown</li> <li>VLDL - Very Low Density Residential</li> <li>LDR - Low Density Residential</li> <li>MDR - Medium Density Residential</li> <li>BP - Business Professional</li> <li>LI - Light Industrial</li> <li>HI - Heavy Industrial</li> <li>OS - Open Space</li> <li>P - Park</li> <li>PQP - Public/Quasi-Public</li> <li>UR - Urban Reserve</li> <li>UR-AG</li> <li>UR-CMU</li> <li>UR-GC</li> <li>UR-LDR</li> <li>UR-MDR</li> <li>UR-BIP</li> <li>UR-LI</li> <li>UR-P</li> <li>UR-PQP</li> </ul> <p><b>CITY OF MANTECA GENERAL PLAN</b> Figure 5.0-2. Alternative B Residential and Balanced Employment Growth</p> <p>Source: City of Manteca, San Joaquin County. Map date: March 9, 2021.</p>	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>City of Manteca</li> <li>Manteca Planning Area</li> <li>Policy Area</li> <li>Urban Reserve Overlay</li> <li>Master/Specific Plan Overlay</li> </ul> <p><b>General Plan Designations</b></p> <ul style="list-style-type: none"> <li>AG - Agriculture</li> <li>AI - Agricultural Industrial</li> <li>C - Commercial</li> <li>CMU - Commercial Mixed Use</li> <li>DW - Downtown</li> <li>VLDL - Very Low Density Residential</li> <li>LDR - Low Density Residential</li> <li>MDR - Medium Density Residential</li> <li>BP - Business Professional</li> <li>LI - Light Industrial</li> <li>HI - Heavy Industrial</li> <li>OS - Open Space</li> <li>P - Park</li> <li>PQP - Public/Quasi-Public</li> <li>UR - Urban Reserve</li> <li>UR-AG</li> <li>UR-CMU</li> <li>UR-GC</li> <li>UR-LDR</li> <li>UR-MDR</li> <li>UR-BIP</li> <li>UR-LI</li> <li>UR-P</li> <li>UR-PQP</li> </ul> <p><b>CITY OF MANTECA GENERAL PLAN</b> Figure 5.0-3. Alternative C Increased Intensity Residential and Balanced Employment Growth</p> <p>Source: City of Manteca, San Joaquin County. Map date: March 9, 2021.</p>
	<b>36,650</b> MORE HOUSING UNITS	<b>26,152</b> MORE HOUSING UNITS	<b>38,520</b> MORE HOUSING UNITS	<b>38,240</b> MORE HOUSING UNITS
	<b>116,546</b> MORE PEOPLE	<b>83,163</b> MORE PEOPLE	<b>122,494</b> MORE PEOPLE	<b>21,603</b> MORE PEOPLE
	<b>35.5</b> MILLION SQUARE FEET MORE NON-RESIDENTIAL DEVELOPMENT	<b>24.5</b> MILLION SQUARE FEET MORE NON-RESIDENTIAL DEVELOPMENT	<b>32.9</b> MILLION SQUARE FEET MORE NON-RESIDENTIAL DEVELOPMENT	<b>33.3</b> MILLION SQUARE FEET MORE NON-RESIDENTIAL DEVELOPMENT
	<b>37,969</b> MORE JOBS	<b>23,979</b> MORE JOBS	<b>35,071</b> MORE JOBS	<b>35,599</b> MORE JOBS
	<b>1.04</b> JOBS TO HOUSING RATIO	<b>0.92</b> JOBS TO HOUSING RATIO	<b>0.92</b> JOBS TO HOUSING RATIO	<b>0.93</b> JOBS TO HOUSING RATIO

# Get Involved and Stay Informed!



## Attend a Virtual Workshop

In April and May 2021, the City will host several virtual workshops with the Planning Commission and City Council to discuss the Draft General Plan to present the land use map alternatives to the community and to receive initial feedback. Details regarding each workshop, including the date, time, and a link to participate in the workshop, are available on the project website at: [manteca.generalplan.org](http://manteca.generalplan.org).



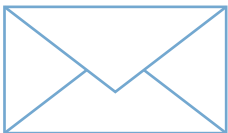
## Comment on the Draft EIR and Draft General Plan

The Draft Environmental Impact Report and Draft General Plan are being circulated for public review. The Environmental Impact Report (EIR) is required under the California Environmental Quality Act. The Draft EIR analyzes the potential environmental impacts associated with adoption and implementation of the General Plan. The City will accept comments via email or in writing through **May 6, 2021** as described in the Notice of Availability. Visit the project website to review the Draft General Plan, Draft EIR, and the Notice of Availability.



## Project Website

Visit the General Plan website, [manteca.generalplan.org](http://manteca.generalplan.org), to find out more about future meetings, review documents and available background data, and get up-to-date information on the status of the project.



## Mailing List

If you would like to be added to the General Plan Update mailing list, please visit the website or contact the project team.

### QUESTIONS FOR YOU TO CONSIDER:

- Are there areas of the City where more retail and dining opportunities are needed?
- Are there areas of the City where you would like to see more diverse housing options?
- Do you have a preference regarding the type of growth shown in Draft Land Use Map and the alternatives presented in the Draft EIR?

Please note that the General Plan Update includes policies relating to transitions between land uses, for example from industrial to residential, to reduce adverse impacts such as noise, health, and traffic and to reduce adverse impacts to the community.

### CONTACT THE PROJECT TEAM!

If you would like to provide comments and input on the General Plan Update process or be added to the project mailing list, please visit the website or contact us by mail, email, or by phone:

J.D. Hightower, Deputy Director Planning

City of Manteca  
Development Services Department  
1001 W. Center St.  
Manteca, CA 95337  
[jhightower@ci.manteca.ca.us](mailto:jhightower@ci.manteca.ca.us)