

4.1 LAND USE

This section evaluates the environmental impacts of the proposed project on existing land uses. A description of the existing site characteristics and setting is followed by an analysis focused on the relationship between the project and existing plans and policies, and the project's compatibility with existing on-site and adjacent land uses.

4.1.1 ENVIRONMENTAL SETTING

PROJECT SITE

The project site is approximately 16 acres and is located in the southern portion of the city (see Exhibits 3-1 and 3-2 in Chapter 3, "Project Description"). The project site is located immediately north of State Route 120 (SR 120), approximately 3 miles west of State Route 99 (SR 99), and 3 miles east of Interstate 5 (I-5). The project site is fallow agricultural land and is currently vacant; no existing land uses occur on the site.

The entire project site is designated for commercial mixed use (CMU) by the City of Manteca (City) general plan (2003) (Exhibit 4.1-1). As defined by the City's general plan, the CMU designation would accommodate a variety of purposes including residential, employment centers, retail commercial and professional offices. The mixed-use concept is to integrate a mix of compatible uses on a single site that include sales, services, and activities that residents may need on a daily basis. With pedestrian access, these sites would enable residents to walk or bike for many local trips, instead of driving.

The City of Manteca zoning map indicates the site is zoned for C-G (General Commercial). As defined by the City's Municipal Code (Chapter 17.05), the primary purpose of the C-G zoning district is to provide areas for wholesale, warehousing, and heavy commercial activities including regional shopping centers, recreation and entertainment, and commercial activities that cater to tourists and highway travelers in areas proximate to I-5, SR 99, and SR 120.

ADJACENT LAND USES

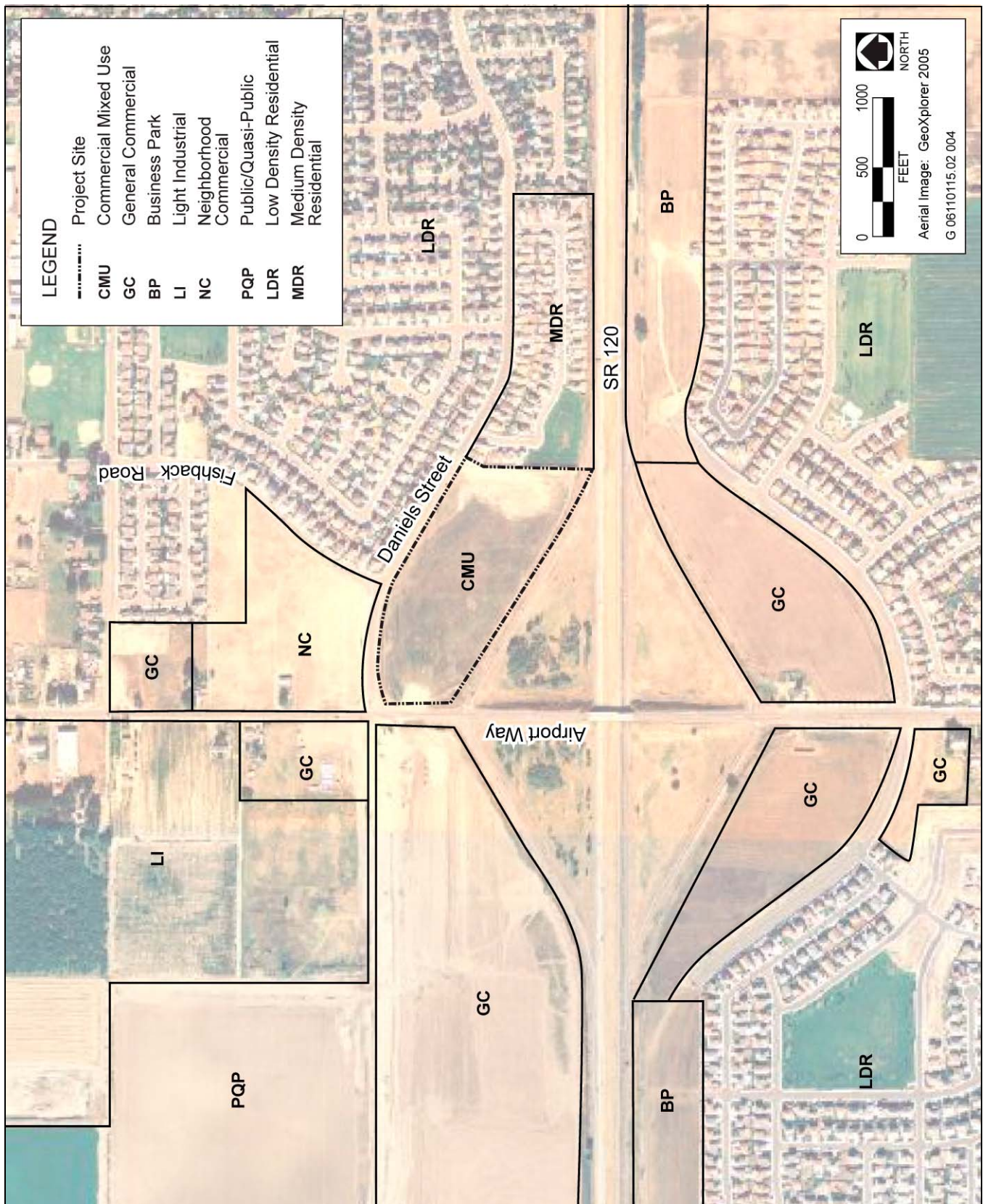
The site is generally bounded by SR 120 to the south, low-density single-family residential subdivisions to the north and east, vacant land zoned for commercial development to the north, and commercial development to the west. The "Stadium Center" I and II shopping centers are located to the west of the project site across Airport Way.

In general, newly developed urban land uses are the predominant land use in the project vicinity. As a result of the adoption of the City's general plan (2003) and designation of the project area for urban land uses, the project area is experiencing an increasing number of development applications to convert agricultural lands to urban development. Low-density single-family residential subdivisions are located to the northeast and to the south across SR 120. In addition, the Stadium Center I and II shopping center is currently under construction to the west of the project site and an 11-acre shopping center is planned for the vacant parcel located to the north of the project site.

4.1.2 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

No federal plans, policies, regulations, or laws are applicable to the proposed project.



Source: City of Manteca 2003

Manteca General Plan Land Use Designations

Exhibit 4.1-1

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

The land use planning and zoning authority of local jurisdictions in California are set forth in the state's planning laws. The project site is under the planning jurisdiction of the City of Manteca.

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Finally, although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

The State Zoning Law (California Government Code Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure the land uses designated in the general plan would also be allowable by the zoning ordinance (Gov. Code, Section 65860, subd. [c]).

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

CITY OF MANTECA GENERAL PLAN

The City general plan includes the following policies related to land use that are relevant to this analysis:

- ▶ **Policy LU-P-19:** The City shall promote and assist the maintenance and expansion of Manteca's commercial sector to meet the needs of both Manteca residents and those living within Manteca's market area.
- ▶ **Policy LU-P-20:** The City shall promote the establishment, maintenance, and expansion of businesses in Manteca that generate high retail sales taxes as important contributors to the local economy.
- ▶ **Policy LU-P-22:** New commercial development serving citywide and regional shopping needs shall be located along major arterial streets.
- ▶ **Policy LU-P-23:** New visitor-serving commercial development shall be located in areas with easy access to freeway interchanges.
- ▶ **Policy LU-P-24:** New commercial development shall be designed to avoid the appearance of strip development.
- ▶ **Policy LU-P-49:** The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.

CITY OF MANTECA ZONING ORDINANCE

The purpose of the City of Manteca Zoning Ordinance (1992) is to protect and to promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare; to provide a precise guide for the physical development of the city consistent with the goals and policies of the general plan; to foster workable relationship among land uses; to promote the stability of existing land uses that conform with the general plan; to ensure that public and private lands are ultimately used for the purposes which are most appropriate and most beneficial from

the standpoint of the city as a whole; to facilitate the appropriate location of community facilities and institutions; and to safeguard and enhance the appearance of the city. As discussed above, the project site is currently zoned C-G.

4.1.3 ENVIRONMENTAL IMPACTS

ANALYSIS METHODOLOGY

The focus of this land use analysis is on land use impacts that would result from implementation of the project. Evaluation of potential land use impacts of the project were based on a review of the planning documents pertaining to the project study area, including the City general plan and associated EIR, the City zoning ordinance, consultation with appropriate agencies, and field review of the project site and surroundings.

The City general plan designates the entire site for CMU land uses. The project includes development of an approximately 170,589-square-foot Lowe's Home Improvement Warehouse and approximately 32,000 square feet of retail space in three separate buildings on 16 acres (see Chapter 3, "Project Description"). The project does not include development of any high-density residential uses required by the CMU land use designation; therefore, the project would require a general plan amendment to change the land use designation for the project site to General Commercial (GC). The GC category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar compatible uses. The designation is also intended to accommodate visitor commercial, lodging, commercial recreation, and public gathering facilities. Proposed project uses (i.e., Lowe's Home Improvement Warehouse, restaurants, and retail space) would be consistent with the GC land use designation. The general plan amendment would require the City's Planning Commission and City Council to determine consistency with the general plan. Approval of a general plan amendment would eliminate any conflict with the current land use designation.

The City of Manteca Zoning map designates the site for General Commercial (C-G) land uses. Proposed project uses would be consistent with the C-G zoning district which allows development of wholesale, warehousing, and heavy commercial activities including regional shopping centers.

Availability of organized community services and water supplies is analyzed in Section 4.10, "Public Services and Utilities." Social, economic, and other effects on adjacent areas are described throughout this document, to the extent required by CEQA, including Section 6.2, "Growth-Inducing Impacts." With the proposed general plan amendment, the proposed project would be consistent with the City's land use and zoning designations.

THRESHOLDS OF SIGNIFICANCE

For purposes of this analysis, the following applicable thresholds of significance have been used to determine whether implementing the proposed project would result in a significant impact. These thresholds of significance are based on the State CEQA Guidelines. A land use and planning impact is considered significant if implementation of the proposed project would do the following:

- ▶ physically divide an established community.

Specific impacts and policy, plan, or regulation consistency issues adopted for the purpose of avoiding or mitigating an environmental effect associated with other resource and issue areas are addressed in each technical section of this DEIR as appropriate (see policies pertaining to these resources in each technical section). The project's consistency with an adopted habitat conservation plan (HCP) is discussed in Section 4.5, "Biological Resources." Therefore, these issues are not discussed further in this section.

IMPACT ANALYSIS

IMPACT 4.1-1 Land Use — Potential for Division of an Existing Community. *The project would not physically divide an established community because the project site is currently vacant and would result in urban development that would be compatible with adjacent urban land uses (e.g., commercial). For this reason, this impact is considered less than significant.*

The project would not physically divide an established community. The project would be located in an area currently developing with urban land uses (i.e., commercial and residential) located in the southwestern portion of the city which would make the project consistent with City general plan policy LU-P-49. In addition, the project would expand the City's commercial sector, generate high retail sales taxes, serve regional shopping needs near Airport Way and SR 120, and would avoid the appearance of strip development. Therefore, the project would also be consistent with City general plan policies LU-P 19, LU-P-20, LU-P-22, LU-P-23, and LU-P-24. The project site is currently vacant and the proposed project would establish a new commercial development. In the vicinity of the proposed project, low-density single-family residential subdivisions are developed to the north and east and commercial shopping centers are under development or planned north and west of the commercial project site. The Stadium Center I and II shopping centers are currently under construction to the west of the project site south of Daniels Street, and an 11-acre shopping center is planned for the vacant parcel to the north. The proposed project would be the third phase of the developing Stadium Center shopping center complex. Because the project would develop land uses that are compatible and would support adjacent land uses, and the project would not divide an established community, this impact is considered **less than significant**.

4.1.4 MITIGATION MEASURES

No mitigation measures are necessary for the following less-than-significant impacts:

Impact 4.1-1: Potential for Division of an Existing Community.

4.1.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The project's land use impacts would be less-than-significant. No mitigation is required.