

# Final Environmental Impact Report

## Manteca General Plan 2023

### 1. Introduction

This Final Environmental Impact Report (FEIR) presents Lead Agency City of Manteca response to the comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023. The contents of this document are specified in the California Environmental Quality Act (CEQA) Guidelines, Section 15132.

Written and personally communicated comments received during the DEIR public review period are addressed. Comments were received primarily during the public review period of July 7, 2003 through August 20, 2003.

This “response to comments” document, together with the DEIR, constitute the FEIR for the Manteca General Plan 2023; the contents of the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023, dated June 30, 2003, are incorporated by reference.

This FEIR document includes:

- List of persons, organizations, and public agencies that submitted comments on the DEIR;
- Written comments received on the DEIR;
- Comment received on the DEIR through Personal Communication;
- Lead Agency response to comments received; and
- Minor EIR Text Revisions and Staff-Initiated Text Changes

No oral comments were received on the DEIR during scheduled Public Hearings.

## Summary Description of Project

The Manteca General Plan 2023 is a comprehensive update to the General Plan adopted by the City of Manteca in 1988. The General Plan includes a policy document, supplemented by technical reports on cultural resources, traffic, and noise.

The Manteca General Plan includes the seven state-mandated elements and four optional elements. The eleven total elements that comprise the General Plan are as follows:

- Land Use- establishes land use designations with types and intensities of use and sets policies and programs regarding future development of the City.
- Community Design- establishes urban design guidelines to ensure that new development is attractive and contributes to the sense of Manteca as a location.
- Circulation- contains policies for the City's roadway system, transit, pedestrian and bicycle circulation, and methods of managing transportation demand, accounting for the relationship between land use and circulation.
- Economic Development- addresses the need for Manteca to broaden its employment base to maintain the high quality of life currently enjoyed, and to implement an economic development strategy.
- Housing- includes policies and programs to increase the variety and types of housing in the City, emphasizing infill sites, increased density, and mixed uses downtown, and also includes a discussion of housing needs and programs to provide additional housing for special needs populations.
- Public Facilities and Services- discusses public facilities including domestic water, sewer, storm drainage, electricity services, solid waste, education, police protection, fire protection, and parks and recreation.
- Safety- contains policies and programs to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.
- Resource Conservation- emphasizes the accommodation of population growth while conserving and protecting the area's natural resources and quality of life.
- Noise- identifies policies that will protect the community from noise hazards.
- Air Quality- addresses the community's need to cooperate regionally so that increased development does not further degrade the air quality.
- Administration

The General Plan 2023 provides a range of residential, commercial, industrial, business-professional and public land uses, as summarized in the table below.

**GENERAL PLAN 2023 LAND USE**

LAND USE		Proposed Developable Land Use	Existing Urbanized Land Use	Total 2023 Land Use
		Acres	Acres	Acres
AG	Agriculture	3956.4		3956.4
GC	General Commercial	800.6	154.0	954.6
NC	Neighborhood Commercial	-101.2	380.0	278.8
CMU	Commercial Mixed Use	233.0		233.0
HI	Heavy Industrial	758.4	194.9	953.3
LI	Light Industrial	822.3	226.0	1048.3
BIP	Business Industrial Park	233.0		233.0
BP	Business Professional	88.3		88.3
HDR	High Density Residential (15.1 to 25 du/ac)	229.8	191.0	420.8
MDR	Medium Density Residential (8.1 to 15 du/ac)	319.8	187.6	507.4
LDR	Low Density Residential (2.1 to 8 du/ac)	4021.7	2741.7	6763.4
VLDR	Very Low Density Residential (0.5 to 2 du/ac)	1189.5	109.8	1299.3
P/QP	Public/Quasi-public	336.0	788.3	1124.3
OS	Open Space	389.6	27.0	416.6
P	Park	193.9	342.4	536.3
Subtotal		12517.4	5342.7	17860.1
Urban Uses		7394.0	4973.3	12950.8

**2. List of Persons, Organizations, and Public Agencies That Submitted Comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023**

U.S. Army Corps of Engineers, Sacramento District

Manteca Unified School District

Crystal Quinly, Manteca Resident

City of Lathrop Community Development Dept

Georgianna Reichelt, Manteca Resident

George Dimotakis, Manteca Resident

California State Clearinghouse - Forwarding Comments Received From:

California Department of Transportation, Division of Aeronautics

California Department of Conservation

California Department of Health Services

California Department of Transportation, District 10

San Joaquin County Department of Public Works

Ernie Tyhurst, Director of Planning, City of Ripon

### 3. Response to Written Comments

Written comments on the Draft Environmental Impact Report (DEIR) for the Manteca General Plan 2023 were received from the following persons, organizations, and public agencies. These are listed chronologically by date of the written correspondence.

1	July 29, 2003	U.S. Army Corps of Engineers, Sacramento District
2	August 6, 2003	Manteca Unified School District
3	August 18, 2003	Crystal Quinly, Manteca Resident
4	August 19, 2003	City of Lathrop Community Development Department
5	August 19, 2003	Georgianna Reichelt, Manteca Resident
6	August 20, 2003	George Dimotakis, Manteca Resident
7	August 21, 2003	California State Clearinghouse - <u>Forwarding Comments Received From:</u>
8	August 21, 2003	California Department of Transportation, Division of Aeronautics
9	August 21, 2003	California Department of Conservation
10	August 21, 2003	California Department of Health Services
11	August 22, 2003	California Department of Transportation, District 10
12	May 20, 2002	<u>(Resubmitted Response to Notice of Preparation)</u> San Joaquin County Department of Public Works

**Note:** Adjacent to each DEIR comment is a number that corresponds to a response included immediately after the subject letter.