

**Finding of Consistency – Manteca Citywide Rezone  
CEQA Guidelines Section 15168(c)(2)**

**Project Title:** Manteca Citywide Rezone, MCA 24-0055

**Project Location:** City of Manteca, city-wide

**Project Applicant:** City of Manteca

**Public Agency Approving and Carrying Out the Project:** City of Manteca

**Description of the Project:**

The proposed project is an amendment to the Zoning Ordinance, repealing the existing Zoning Map and adopting a new Zoning Map under Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code.

The proposed project is within the scope of the adopted certified Environmental Impact Report for the Manteca General Plan Update, SCH# 2020019010 (General Plan EIR). The certified General Plan EIR was completed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The above-described project has been evaluated under CEQA to determine whether changes in the project, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts.

The General Plan EIR anticipated that subsequent activities would occur to implement the General Plan, including but not limited to, future Specific Plan approvals, Master Plan approvals, revisions to the Zoning Ordinance, and development plan approvals, such as tentative subdivision maps, variances, conditional use permits, and other land use permits.

The proposed project updates the Zoning Map to remove inconsistencies between the 2043 General Plan Land Use Map and the Zoning Map. The proposed project further updates the Zoning Map to ensure that the City's inventory of residential sites is zoned consistent with the Housing Element, including Housing Plan Program 3 and Appendix A. The proposed project identifies modifications that would bring the Zoning Map into consistency with the 2043 General Plan. The proposed project does not approve or entitle any development applications. The proposed project does not change the location or intensity of potential development in the City and would not result in environmental impacts beyond those disclosed in the General Plan EIR.

After a thorough factual evaluation, the City of Manteca has determined that no further supplemental environmental review is required because: (1) the proposed project is consistent with the original project; (2) the proposed project implements the original project in order to bring the allowed densities, allowed uses, and sites designated for residential development identified in the 2043 General Plan and Housing Element into consistency with the range of uses and density and intensity of development anticipated

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for the original project; (3) the proposed project does not propose substantial changes to the original project; (4) the proposed project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously-certified EIR due to the involvement of new or substantially more severe significant impacts; and (5) no substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously-certified EIR due to the proposed project.

The City finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously certified EIR pursuant to applicable standards, and (b) have been avoided or mitigated to the extent feasible pursuant to the previously certified EIR. Therefore, in accordance with CEQA and CEQA Guidelines (Section 15168(c)(2)), the project is within the scope of the previously certified EIR; the EIR continues to be pertinent with considerable information value; and such the Manteca Citywide Rezone project does not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.