



# PUBLIC NOTICE



The Planning Commission of the City of Manteca will hold a public hearing in the City Council Chambers at City Hall, 1001 W. Center Street, Manteca, California, at 6:00 p.m. on Thursday, April 20, 2023, on the following matter. ALL persons having an interest in this project are invited to be present to testify in person, or to submit statements either in person or in writing prior to the hearing.

**Project:** North Manteca Annexation #1 Project and EIR prepared pursuant to CEQA (SCH# 2021100441)

**Project No.:** ANX21-034, PRZ21-035, SDJ20-142, and SDH20-136

**Description:** The North Manteca Annexation #1 Project is a request for the Annexation of 202.81 acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 202.81 acres, and the approval of two Tentative Subdivision Maps (Union Ranch Subdivision and Stagecoach at M&E Subdivision) for a 175.67-acre portion of the annexation area. As the lead agency for the project, the City engaged a consultant to prepare an Environmental Impact Report (EIR) (SCH# 2021100441) pursuant to and in accordance with the California Environmental Quality Act (CEQA) (as amended through Cal. Pub. Res. Code § 2100, *et. seq.*) and checklist in Appendix G of the CEQA Guidelines (14 Cal. Code Regs. § 15000, *et. seq.*). The EIR identified and analyzed the potential environmental impacts of the proposed project. Where the analysis provided in this document identified potentially significant environmental effects of the project, mitigation measures were prescribed. The FEIR is available for review on the City's website at: <https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-217>

Supporting documents are available at the City of Manteca, Development Services Department, 1215 W. Center Street, Manteca, CA 95337; (209)456-8500; email: [planning@manteca.gov](mailto:planning@manteca.gov), or on the City's website at [manteca.gov](http://manteca.gov) on the 72 hours before the meeting.

**Location:** 13505, 13551, 13577, 13651, 13677, 13717, 13510, 13588, 13602, 13990, 13508, 13640, 13764, 13836, 13898 S. Union Road and 13701 S. State Route 99 West Frontage Road, Manteca, CA 95336

**Applicant:** Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336  
Raff2, LLC, Toni Raymus and Bill Filios, 1433 Moffat Boulevard, Suite 13, Manteca, CA 95336

PLEASE NOTE: If you challenge the project and entitlements or its environmental documentation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Members of the public that wish to submit public comments may do so by several different methods:

#### In Person:

- Council Chambers will be open with limited capacity. Seating is on a first-come, first-served basis.

#### Zoom Webinar

- To call or log into Zoom Webinar: Zoom information will be provided on Agenda, when posted to website.
- To speak during an item, you must use the Raise Your Hand feature. If dialing in, press \*9 to Raise Your Hand.
- Please remain muted until you receive a notification asking you to unmute.
- If you have questions on the Zoom Webinar process, please email [planning@ci.manteca.ca.us](mailto:planning@ci.manteca.ca.us) or call (209) 456-8500.

#### Email: [planning@ci.manteca.ca.us](mailto:planning@ci.manteca.ca.us)

- Received no later than two hours prior to the meeting. Letters received are part of the public record but are not read into the record.

#### Mail: Development Services, 1215 W. Center St., Ste. 201, Manteca, CA 95337

- Received no later than two hours prior to the meeting.
- Hand delivered to door drop slot: Office of the City Clerk, 1001 W. Center St., Ste. B, Manteca, CA 95337
- Comment letters received will be entered into the public record and provided to the Commissioners but will not be read out loud.

If you have questions or concerns regarding this project, you may also submit a letter outlining your concerns to Lea C. Simvoulakis, Development Services Department, 1215 W. Center Street, Ste. 201, Manteca, CA 95337. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. For more information, please contact Lea C. Simvoulakis at: 1215 W. Center Street, Manteca, CA 95337, (209) 456-8516, or [LSimvoulakis@manteca.gov](mailto:LSimvoulakis@manteca.gov).