



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Availability North Manteca Annexation #1 2nd Recirculated Draft Environmental Impact Report

DATE: SEPTEMBER 1, 2023

LEAD AGENCY

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PROJECT TITLE: North Manteca Annexation #1

2ND RECIRCULATION OF DRAFT EIR:

The City of Manteca has prepared a 2nd Recirculated Draft EIR to be circulated for 45 days. Pursuant to CEQA guidelines Section 15088.5(f) of the State CEQA Guidelines, recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The lead agency may identify the set of comments to which it will respond by: (1) requiring reviewers to submit new comments when an EIR is substantially revised and the entire document is recirculated; or (2) requesting that reviewers limit their comments to only the revised chapter or portions of the Recirculated EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.

In accordance with CEQA Guidelines Section 15088.5 (c), if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that are new information. The recirculated chapters in this 2nd Recirculated Draft EIR supersede the previously published chapters. This 2nd Recirculated Draft EIR includes the following chapters: Executive Summary, Chapter 1.0: Introduction, Chapter 2.0: Project Description, Chapter 3.3: Air Quality, Chapter 3.7 Greenhouse Gases, Climate Change and Energy, Chapter 4.0: Other CEQA-Required Topics, Chapter 5.0: Alternatives, Chapter 7.0: References, and Appendices (i.e. Appendix B and new Appendix G). The City is requesting that reviewers limit their comments to only the new information provided in the Recirculated Draft EIR.

PROJECT LOCATION:

The Project site is directly north of the City of Manteca's limit line adjacent to the Union Ranch development. The Project site is immediately west of State Route 99 (SR 99) and east of the Union Ranch Specific Plan Area. The Project site is bounded on the north by farmland, on the east by SR 99, on the south by existing residences and agricultural fields, and on the west by Union Road and the Union Ranch Specific Plan. The Project site is in the northwest ¼ of Section 20, Township 1 South, Range 7 East Mount Diablo Base and Meridian (MDBM).

PROJECT DESCRIPTION:

The proposed Project includes annexation of 202.81 acres, including approximately 175.67 acres for development and 27.14 acres with no development proposed. The proposed project includes a General Plan Amendment for the 175.67-acre development area to LDR and HDR uses, rezoning for R1 and R3, a Tentative Map to create 715 single family residential units and 200 multi-family residential units, 10.37 acres of neighborhood park, park/basin and open space, and 3.45 acres of the continuation of the Tide Water Bike Trail. The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant.

PUBLIC REVIEW PERIOD:

A 45-day review period will commence on September 1, 2023 and end on October 16, 2023. Any written comments on the 2nd Recirculated Draft EIR must be received at the above address within the public review period. Copies of the 2nd Recirculated Draft EIR are available for review at the City of Manteca, 1001 West Center Street, Suite 201, Manteca, CA 95337. The 2nd Recirculated Draft EIR also may be reviewed at the City of Manteca's web site <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.