



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 22, 2021

TO: Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report (EIR) for the Proposed Lumina Project

LEAD AGENCY CONTACT:

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REVIEW PERIOD: January 22, 2021 – February 23, 2021

Notice is hereby given that the City of Manteca is the lead agency for the preparation of a project-level Environmental Impact Report (EIR) for the proposed Lumina Ranch Project (proposed project), in accordance with the California Environmental Quality Act (CEQA), Section 15050. The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to provide meaningful input on the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Scoping Meeting: The Lead Agency will hold a public scoping meeting to receive verbal comments on the scope of the EIR on February 10, 2021 at 6:00 pm.

Pursuant to Governor Newsom's Executive Order N-29-20, the meeting will be held via video- and teleconference. Members of the public are invited to participate in the Scoping Meeting via Zoom, which will be used to share information during the meeting. The City is requesting that you RSVP to Mark Niskanen, Contract Planner mark@jbandersonplanning.com to obtain the link and/or telephone call-in instructions/information for the Zoom meeting.

A copy of this NOP is available for review at the City of Manteca Community Development Department and on the City of Manteca website on the following page:

Departments/Development Services/Planning Division/Planning Division Documents/ Environmental/
Lumina Ranch NOP

PROJECT DESCRIPTION

Project Location and Setting

The Project site is located in the southwestern portion of the City of Manteca directly adjacent to the city limits. The Project site is immediately southwest of the intersection of Airport Way and Woodward Avenue. The Project site is bounded on the north by Woodward Avenue, on the east by Airport Way, on the south by an existing Reclamation District #2094 (RD2094) dry levee and existing agricultural fields,

and on the west by the existing Terra Ranch Subdivision. Figures 1 and 2 show the Project’s regional location and vicinity. The Project site is located within Sections 12 of Township 2 South, Range 6 East Mount Diablo Base and Meridian (MDBM). Figure 3 illustrates the project location on the USGS Manteca, California, 7.5-minute series quadrangle map.

Project Site Defined

The Project site includes several distinct planning boundaries defined below. The following terms are used throughout this DEIR to describe planning area boundaries within the Project site:

- Annexation Area – includes the whole of the project, including the proposed 157.53-acre Development Area, 19.11-acre Non-development area on 15 inhabited residential lots, and 6.82 acres of existing right-of-way.
- Development Area - includes a 157.53-acre parcel (APN 241-32-018) that is intended for the development of up to 827 residential units, two parks, and public infrastructure.
- Non-development Area 1 - includes six 1.0 acre lots with existing residential homes. Access to these homes is directly onto Woodward Avenue.
- Non-development Area 2 - includes nine lots ranging in size from 1.3 to 1.8 acres totaling 13.11 acres with existing residential homes. Access to three of these homes is directly onto Woodward Avenue, five are onto Airport Way, and one has access onto both Woodward Avenue and Airport Way.
- Right-of-Way Annexation Area - includes 6.82 acres of existing right-of-way owned by San Joaquin County, and intended to be annexed into the City of Manteca.

Existing Site Conditions

The Project site is 183.46 acres within 16 Assessor parcels (APNs). This includes the Development Area (157.53-acre parcel, APN 241-32-018), Non-development Area 1 (an inhabited annexation of 6 parcels on 6 acres), Non-development Area 2 (an inhabited annexation of 9 parcels on 13.11 acres), and the Right-of-Way Annexation Area (6.82 acres of existing County right-of-way). Table 1 lists each parcel included in the Project site. Figure 4 illustrates the APNs.

TABLE 1: PARCELS WITHIN THE PROJECT SITE

<i>APN / RIGHT OF WAY</i>	<i>ACREAGE</i>
Development Area	
241-32-018 (Project)	157.53
Non-development Area 1	
241-32-005	1.00
241-32-006	1.00
241-32-007	1.00
241-32-021	1.00
241-32-008	1.00
241-32-009	1.00
Non-development Area 2	
241-32-011	1.86
241-32-012	1.37
241-32-013	1.35
241-32-014	1.35
241-32-015	1.35
241-32-029	1.49
241-32-028	1.51
241-32-027	1.49
241-32-023	1.34
Right-of-Way Annexation Area	
Public Right-of-Way	6.82

Total	183.46
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Site Topography

The Project site is relatively flat with natural gentle slope from south to north. The Project site topography ranges in elevation from approximately 19 to 24 feet above sea level.

Existing Site Uses

The Development Area has some existing improvements including two existing houses and barns and/or sheds with associated equipment, dirt and gravel roadways. The house and barn structures are located in the northeastern portions of the Development Area. The majority of the Development Area is in active agricultural use. Woodward Avenue is along the north, and Airport Way is along the east. A South San Joaquin Irrigation District (SSJID) pipeline exists within the Development Area. An RD 2094 dry levee makes up a portion of the southern property line. This dryland levee is not intended to hold floodwaters from the south (upstream), instead it is intended to contain flows on RD 2094 and RD 2096 in the event of a levee breach of levees along RD 2094, RD 2096, or RD 17. It is noted that the Annexation Area is located within the RD 17 boundary.

Non-development Area 1 includes six existing residential homes just north of the Development Area and Woodward Avenue.

Non-development Area 2 includes nine existing residential homes just north of Woodward Avenue, and West of Airport Way.

Figure 5 shows aerial imagery of the existing site uses within the Project site.

Existing Surrounding Uses

Uses immediately adjacent to the east and south of the Project site include agricultural and residential uses, including ranchettes and large estates lots. Existing uses north of the Project site are residential uses which includes a residential subdivision. Existing uses west of the Project site are residential uses.

General Plan Land Use Designations

The Development Area is designated as Low Density Residential (LDR, 2.1 to 8 du/ac) with a Park designation under the current General Plan. The Draft General Plan Update currently being prepared by the City shows the same land use designation for this area when compared to the existing General Plan.

Non-development Area 1 is designated Low Density Residential (LDR, 2.1 to 8 du/ac) under the current General Plan. The General Plan Update shows the same land use designation for this area when compared to the existing General Plan.

Non-development Area 2 is designated Commercial Mixed Use (CMU), Neighborhood Commercial (NC), and General Commercial (GC) under the current General Plan. It is noted that these parcels are currently inhabited as residential. The General Plan Update includes some modifications to the land uses in this area. The Neighborhood Commercial designation was eliminated as a land use category in the General Plan Update, and General Commercial (GC) was changed to Commercial (C). In the General Plan Update the parcel currently designated as NC is changed to C, five parcels that were CMU changed to C, and two parcels remained CMU.

Figure 6 depicts the Manteca General Plan 2023 land use designations for the Project site and the surrounding areas.

The General Plan contains the following standards to guide development for these land uses. It is noted that the currently adopted General Plan is the 2023 General Plan; however, the City is currently undergoing an Update to the General Plan. Both are noted below:

2023 General Plan

LDR (Low Density Residential): The LDR land use will establish a mix of dwelling unit types and character determined by the individual site and market conditions. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. The type of dwelling units anticipated in this density range include small lots and clustered lots as well as conventional large lot detached residences.

CMU (Commercial Mixed Use): The CMU designation will accommodate a variety of purposes including high density residential, employment centers, retail commercial, and professional offices.

NC (Neighborhood Commercial): This designation provides for locally oriented retail and service uses, offices, restaurants, and service stations, public and quasi-public uses and similar and compatible uses. The mix of uses anticipated in these centers includes supermarket/drug store configuration including associated smaller retail stores and services. Pad sites will provide restaurant and service station opportunities.

GC (General Commercial): The General Commercial category provides for wholesale, warehousing, and heavy commercial uses, highway oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor commercial, lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens.

General Plan Update

LDR (Low Density Residential): This designation provides for a mix of single-family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences. Density ranges from 2.1 to 8 dwelling units per acre.

CMU (Commercial Mixed Use): This designation provides for high density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices.

Developments shall include community-serving amenities and connections that distinguish them from conventional multifamily, neighborhood commercial, or office development, with the intent that a recreational area and neighborhood serving uses will provide a local gathering place for recreation and socializing much as does a small-town square. For example, a residential development could include a work center that provides on-site facilities that encourage telecommuting and entrepreneurship.

Mixed uses may be integrated vertically or horizontally and shall be linked together through common walkways, plazas and parking areas, as well as linkages to the adjoining bicycle and pedestrian system. Where required, open space, detention facilities, and parks, will be designed as an amenity within the site. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible.

Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.

C (Commercial): This designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.

PROJECT GOALS AND OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed.

Project Objectives

The principal objective of the proposed Project is the annexation of the Project site into the City of Manteca, and approval and subsequent development of the Development Area for residential and park uses.

The quantifiable objectives of the proposed Project include annexation of 183.46 acres, including the proposed 157.53-acre Development Area, 19.11-acre Non-development area on 15 inhabited residential lots, and 6.82 acres of existing right-of-way. The quantifiable objectives include the development of 827 single family detached units, two parks totaling 9.62 acres (Lot E 4.22 acres and Lot F 5.40 acres).

The goals of the proposed Development are as follows:

- Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Manteca.
- Establish a mixture of Low-Density Residential project types that collectively provide for local and regional housing and that take advantage of the area's high level of accessibility.
- Provide infrastructure and park space that meets City standards, is integrated with existing and planned facilities and connections, and increases recreation opportunities for existing and future residents of the City.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.

PROJECT ENTITLEMENTS

General Plan Amendment

The proposed Project would require a minor General Plan Amendment to adjust the exact location and shape of the Park land use designation within Development Area. No changes are proposed for the Non-development Area 1. It is noted that the General Plan Update proposed changes to the land use in Non-development Area 2, and the proposed Land Uses under this General Plan Amendment are consistent with the General Plan Update. The proposed General Plan land uses are shown on Figure 7.

Zoning Amendment

The Project site is currently outside of the jurisdiction of the City of Manteca, and therefore does not have zoning. The proposed project includes a request for pre-zoning of the Development Area, Non-development Area 1, and Non-development Area 2.

Development Area: The pre-zoning request is for a Planned Development (PD) zoning over this area.

Non-development Area 1: The pre-zoning request is for an R-1 District over these existing lots. The R-1 is defined as follows:

- **R-1 One-Family Dwelling Zoning District.** This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.

Non-development Area 2: The pre-zoning request is for a Commercial Mixed Use (CMU), and General Commercial (GC) District over these lots. The CMU and GC are defined as follows:

- **Mixed Use Commercial Zoning District.** This designation will accommodate a variety of uses including high-density residential, employment centers, retail commercial, and professional offices.
- **General Commercial Zoning District.** This category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens. It also allows most neighborhood and mixed commercial uses.

The proposed zoning for the Project site is shown on Figure 8.

Tentative Subdivision Map

The proposed Project includes a Tentative Subdivision Map for the Development Area that would ultimately be divided into four phases on single tentative subdivision map. The tentative map would result in the subdivision of 157.53 acres into 827 residential lots and two park parcels totaling 9.62 acres. Figure 9 illustrates the Site Plan, and the full Tentative Map is included as Attachment A.

Annexation

The proposed Project includes an Annexation of 16 APNs totaling 183.46 acres. This includes the Development Area (157.53-acre parcel, APN 241-32-018), Non-development Area 1 (an inhabited annexation of 6 parcels on 6 acres), Non-development Area 2 (an inhabited annexation of 9 parcels on 13.11 acres), and the Right-of-Way Annexation Area (6.82 acres of existing County right-of-way). Figure 10 illustrates the Annexation Area.

Development Agreement

The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant. Terms of the Development Agreement are not available at this early stage of review, but will be required to be consistent with the environmental analysis, including any mitigation measures that are created to reduce impacts.

DEVELOPMENT PROJECT CHARACTERISTICS

The proposed Project is primarily a residential development anticipated to provide up to 827 units. The Development Project would provide approximately 9.62 acres of parkland. Other uses to support and compliment the proposed residential development include underground wet and dry utility infrastructure, roadways, curb/gutters/sidewalks, bicycle/pedestrian facilities, street lighting, and street signage. As shown in Table 2 provides a land use summary of the Development Project.

TABLE 2: LAND USE SUMMARY

<i>PROPOSED LAND USE DESIGNATIONS</i>	<i>APPROXIMATE ACRES</i>	<i>ALLOWABLE DENSITY (OR FAR)</i>	<i>PROPOSED AVERAGE DENSITY (OR FAR)</i>	<i>PROJECTED NUMBER OF UNITS (OR SQUARE FEET)</i>
LDR	146.63	2.1 to 8.0	5.1	827 units
OS	10.90	--	--	--
Total	157.53	--	--	827 units

Development of housing will depend on market conditions and demand. The plan for infrastructure allows for development to occur in phases to respond to the market conditions and demand.

Residential Development

The proposed Project will provide a variety of housing types and lot sizes that will accommodate a range of housing objectives and buyer needs with a goal to ensure housing for a variety of families and lifestyles. As shown in Table 2 above, at full build-out, the Development Area will accommodate up to 827 residential units.

The residential neighborhoods are divided into four phases (quadrants) as part of one tentative subdivision map. Phase One (northwestern quadrant) will subdivide the Development Area into 193 single family residential lots. Lot sizes within this phase would range from 4,000 square feet to 11,145 square feet. The northern portion of the central park (4.22-acres) will begin construction during this phase of the project and will be completed during the development of Phase Two of the project. Phase Two (northeastern quadrant) will subdivide the Development Area into 239 single family residential lots. Lot sizes within this phase would range from 2,746 square feet to 12,315 square feet. A southern portion of the central park/basin will be constructed with this phase, but that area will only be utilized for extra stormwater storage and treatment. Phase Three (southwestern quadrant) will subdivide the Development Area into 250 single family residential lots. Lot sizes within this phase would range from 3,245 square feet to 9,904 square feet. The remaining portion of the central park/basin (5.40-acre) will be constructed in this phase. Additionally, a 1.28-acre open space area will be constructed in this phase in the vicinity of the proposed RD 2094 dry levee. Phase Four (southeastern quadrant) will subdivide the Development Area into 145 single family residential lots. Lot sizes within this phase would range from 3,375 square feet to 20,182 square feet. Figure 9 illustrates the Site Plan, and the full Tentative Map is included as Attachment A.

Parks

As shown in Figure 9, approximately 9.62 acres of park and recreation facilities will be provided within the Project site in a variety of forms, consistent with the City's General Plan. After dedication to the City, the parks, parkways, and recreation facilities will be under the jurisdiction of the City, and will be operated and maintained by the City for the enjoyment of the residents of Manteca. Maintenance will be funded through a community facilities district. The park sites shown on Figure 9 indicate conceptual park locations. Actual locations of parks and dual use basins may change as the Development Area is developed. Parks and parkways are shown for reference only, but will be finalized during the development of Improvement Plans and Final Maps. Parks may include community or neighborhood parks with active and passive components as approved by the City. Park acreage and facilities shall occur within the Development Area in a variety of forms as determined by the City during the mapping and improvement plan process. Parks may feature play fields, children play areas, picnic areas, ball courts, open lawn areas, or other amenities. Park areas will be designed in conjunction with storm water basins.

Circulation

The proposed Project will participate with and expand the existing circulation system in the City of Manteca. Additionally, the proposed Project will provide sidewalks and bike lanes to offer additional bicycling and walking facilities for all of Manteca's residents. The Development Area is a natural progression of the existing housing areas and street network on the south side of the City and ties directly to the existing roadway network. The Development Area is bounded on the north by Woodward Avenue, on the east by Airport Way, on the south by an existing Reclamation District #2094 (RD 2094) dry levee and existing agricultural fields, and on the west by the existing Terra Ranch Subdivision.

The proposed Project includes a hierarchy of roadways to accommodate the capacity needs of the existing street network as well as provide additional vehicular access to the Development Area that will also benefit the vehicular circulation for the entire City. Woodward Avenue and Airport Way are the main arterial roadways providing access to the Development Area. The proposed project includes annexation of right-of-way along Woodward Avenue and Airport Way, which will be improved to a City of Manteca standard.

The neighborhoods within the Development Area will include a network of minor collectors, and residential streets to provide an efficient flow of traffic through the area. Additionally, sidewalks and bicycle lanes will be included per the City standards.

Utilities and Planned Infrastructure Improvements

The construction of on-site infrastructure improvements would be required to accommodate development of the Development Area, as described below.

Potable Water System: The Development Area would be served by a new potable water distribution system. Development of the proposed potable water system will require the installation of additional water mains within the proposed roadways to comply with the 2005 City of Manteca Master Water Plan. Additionally, a potable well site would be installed within the subdivision adjacent to Airport Way. The proposed on-site water distribution system will have various points-of-connection to the City mains. The Development Project will connect to the existing water main lines in Woodward Avenue, Airport Way, and at various stub streets from the existing Terra Ranch Subdivision to the west. Additionally, an internally looped system of water lines will be installed within the Development Area. A water system analysis will be prepared during future design of Improvement Plans to ensure that the final design is compliant with City of Manteca fire flow and pressure standards.

The proposed water distribution system may utilize Best Management Practices (BMP) and design control features, including the following Low Impact Development (LID) measures:

1. Implementation of the City of Manteca water recycling program for irrigation of public areas.
2. Irrigation system designs may include “purple pipe” for distribution of recycled water.
3. Reduction of turf areas on lots.
4. Use of rain gardens on lots and in public areas.
5. Use of drought-resistant vegetation in landscaping on lots and public areas.
6. Use of native trees and vegetation for landscaping on lots and in public areas.
7. Lot designs may include features that receive roof runoff from downspouts and provide for reuse of rainwater for irrigation.

Non-Potable Water: The Development Area would include the development of an on-site non-potable water distribution system that would eventually provide irrigation water to planned parks, open space, and landscaped areas. All landscape irrigation is to be installed with non-potable components.

Connection from all irrigation systems to the non-potable water service will be provided in the proposed streets. This connection is to be provided per the requirements of the City Water Division with a valve whether the irrigation is provided by a well or not. In the future, when the non-potable system is charged by the City, the irrigation will be provided by the non-potable water system with the irrigation well remaining as a back-up only. Irrigation shall be designed to maximize efficiency and meet the requirements of the City Parks Maintenance Division.

Wastewater System: The Development Area would be served by a new wastewater distribution system. The proposed wastewater conveyance facilities would connect to the existing 36” sewer main in Woodward Avenue as part of the City of Manteca collection and treatment system. The proposed Project will also construct a new 12” sewer main in Airport Way to extend the existing City of Manteca collection and treatment system.

Wastewater treatment would be provided at the City’s existing Wastewater Quality Control Facility (WQCF) at 2450 West Yosemite Avenue in western Manteca. The Development Area is located within the South Manteca Collection Shed (SMCS). The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. Existing facilities for conveying effluent from the South Manteca Collection Area include:

1. The existing 36-inch trunk sewer facility in Woodward Avenue which extends to Galleria Drive.
2. The existing 54-inch and 60-inch truck sewer facilities that extend north from Woodward Avenue and traverses the existing Dutra Estates Subdivision, highway 120, and the future Family Entertainment Zone eventually connecting to the existing WQCF.

Storm Drainage: The Development Area would include construction of a new storm drainage system, including a drainage collection system, storm drain pump stations, and detention basins. It is noted that

the locations of the proposed detention basins are conceptual and will be finalized during the design of Improvement Plans.

Installation of the proposed Project's storm drainage system will be subject to current City of Manteca Design Specifications and Standards. The proposed storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB) and City of Manteca regulations, including: Manteca Storm Drain Master Plan, 2013; Phase II, National Pollutant Discharge Elimination System (NPDES) Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use South San Joaquin Irrigation District (SSJID) and City Laterals. Stormwater quality is an integral part of the City's stormwater management system. Most existing stormwater is pumped into the dual use SSJID and City laterals and drains.

The City requires detention basins to help attenuate peak flows before drainage discharge is pumped into SSJID's facilities. Delaying the release of water over longer periods of time further reduces the potential of downstream flooding. The proposed detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

Regulated Public Utilities: Electrical, gas, phone, cable and related internet services would be extended to all portions of the Project site from existing facilities located along Woodward Avenue and Airport Way adjacent to the Project site. Proposed utilities would be located within public utility easements to be dedicated along street frontages. Utility improvements would be installed in conjunction with planned street improvements.

USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

City of Manteca

The City of Manteca will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Manteca General Plan Amendment (Land Use Element);
- Approval of City of Manteca Zoning Pre-zoning;
- Approval of Annexation of the Development Area and Inhabited Area;
- Approval of Development Agreement;
- Approval of Vesting Tentative Maps;
- Approval of future Final Maps;
- Approval of future Improvement Plans;
- Approval of future Grading Plans;
- Approval of future Site Plan and Design Review;
- City review, approval, and construction and utility plans;
- Approval of future Building Permits;
- Approval of future Conditional Use Permits.

Other Governmental Agency Approvals

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- San Joaquin Local Agency Formation Commission (LAFCo) – Annexation;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits;
- SJVAPCD - Authority to Construct, Permit to Operate for stationary sources of air pollution; and
- San Joaquin Council of Governments - SJCOG, Inc. (SJCOG) - Issuance of incidental take permit under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. All environmental topics identified in Appendix G of the State CEQA Guidelines require analysis within an EIR. The Draft EIR will examine the following: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

Each chapter of this EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource. Additionally, the EIR will include cumulative impacts analyses, as well as analyses of alternatives to the proposed project.

An Initial Study has not been prepared for this Project. As noted above, each environmental topic identified in Appendix G of the State CEQA Guidelines requires analysis in an EIR.

SUBMITTING COMMENTS

To ensure that all significant issues related to the proposed project are identified and addressed, written comments are invited from all interested parties. To be considered, all comments must be in writing and clearly legible. Written comments concerning the proposed CEQA analysis for the Lumina Ranch project should be directed to the name and address below:

Mark Niskanen, Contract Planner
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337
Office: (209) 599-8377
Email: mark@jbandersonplanning.com

Written comments are due to the City of Manteca at the location addressed above by 5:00 p.m. on February 23, 2021.

Figure 1: Regional Location

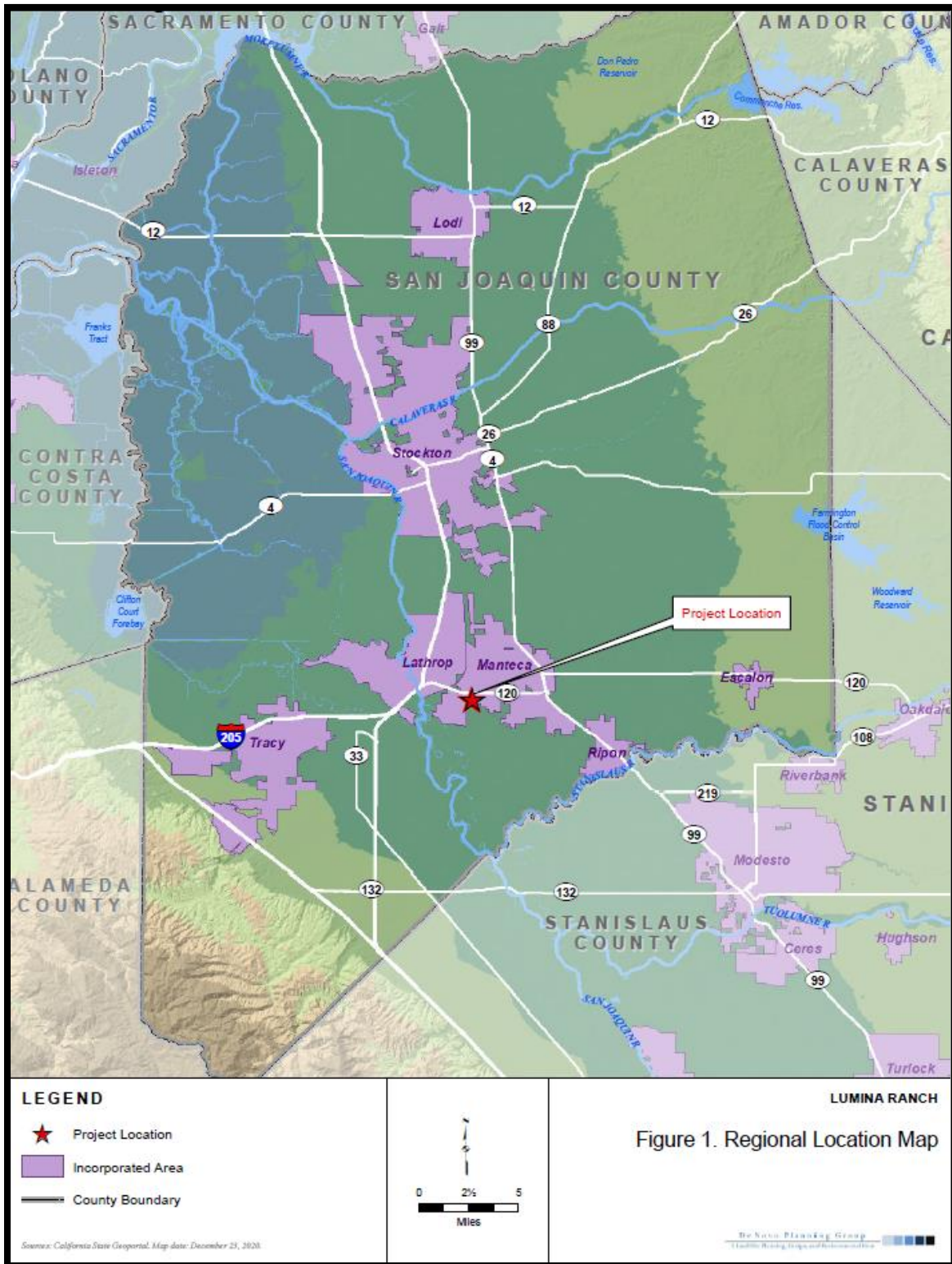


Figure 2: Project Vicinity

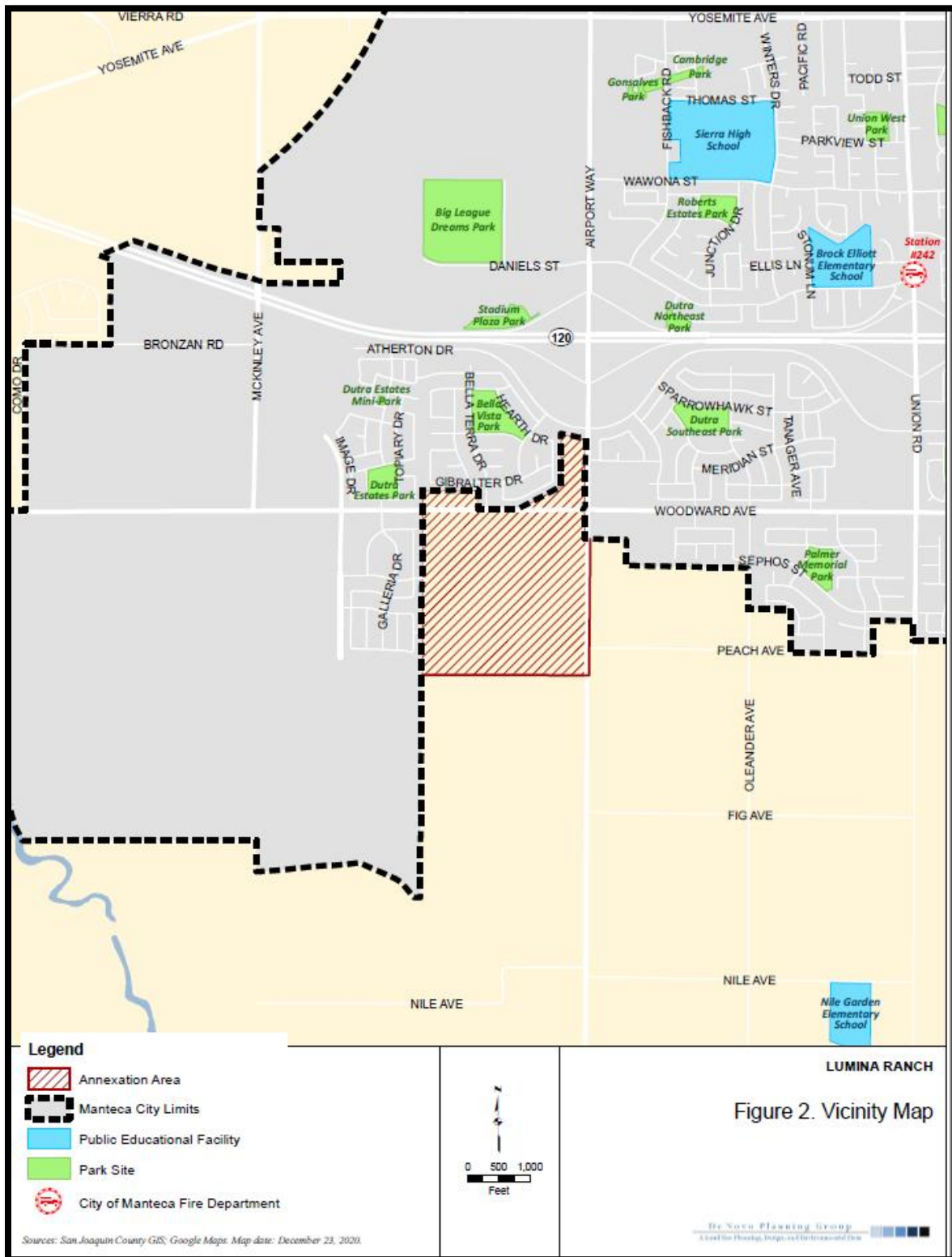


Figure 3: USGS Map

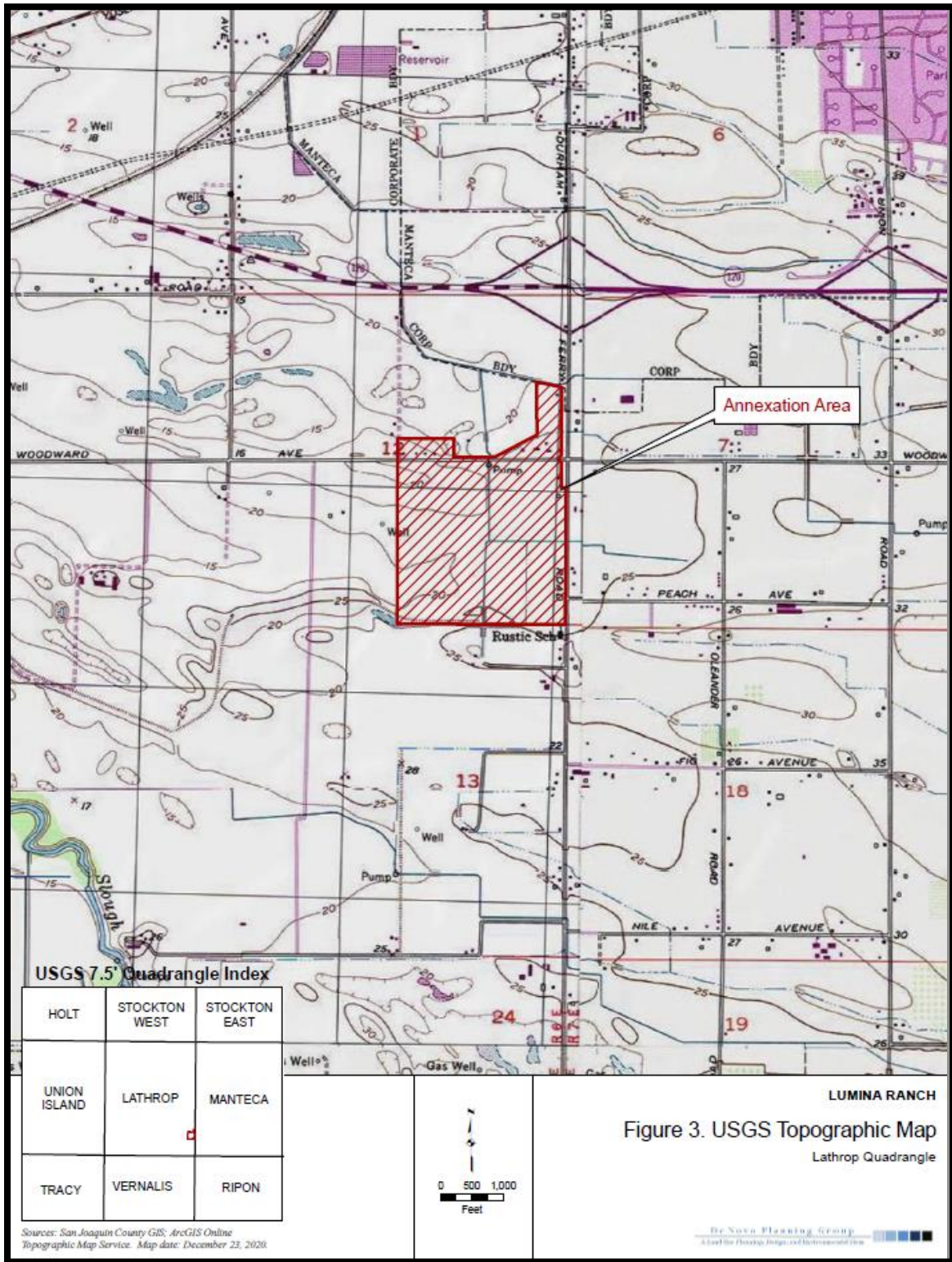


Figure 4: Assessor Parcel Map

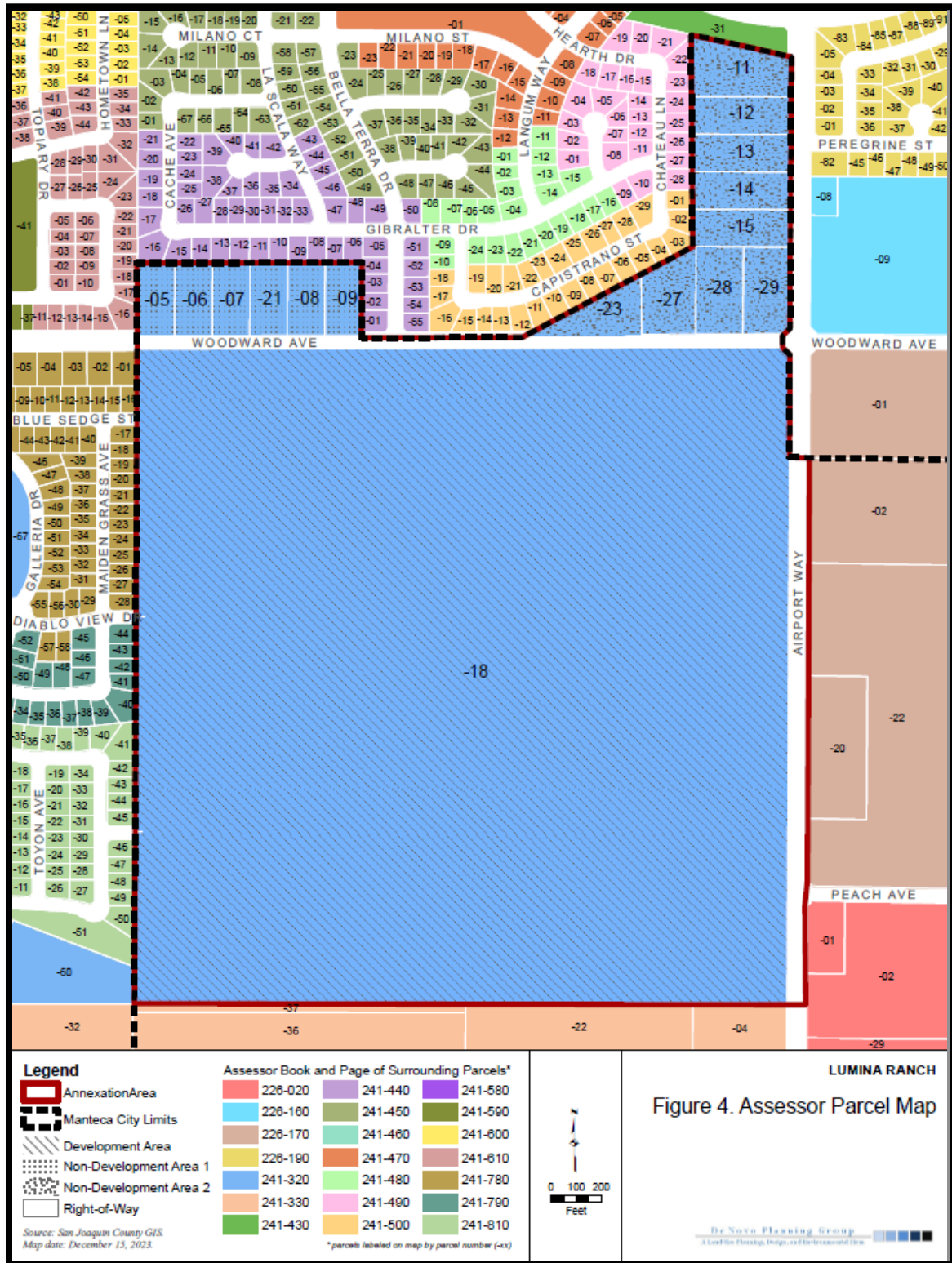


Figure 6: Existing General Plan Land Use Designations

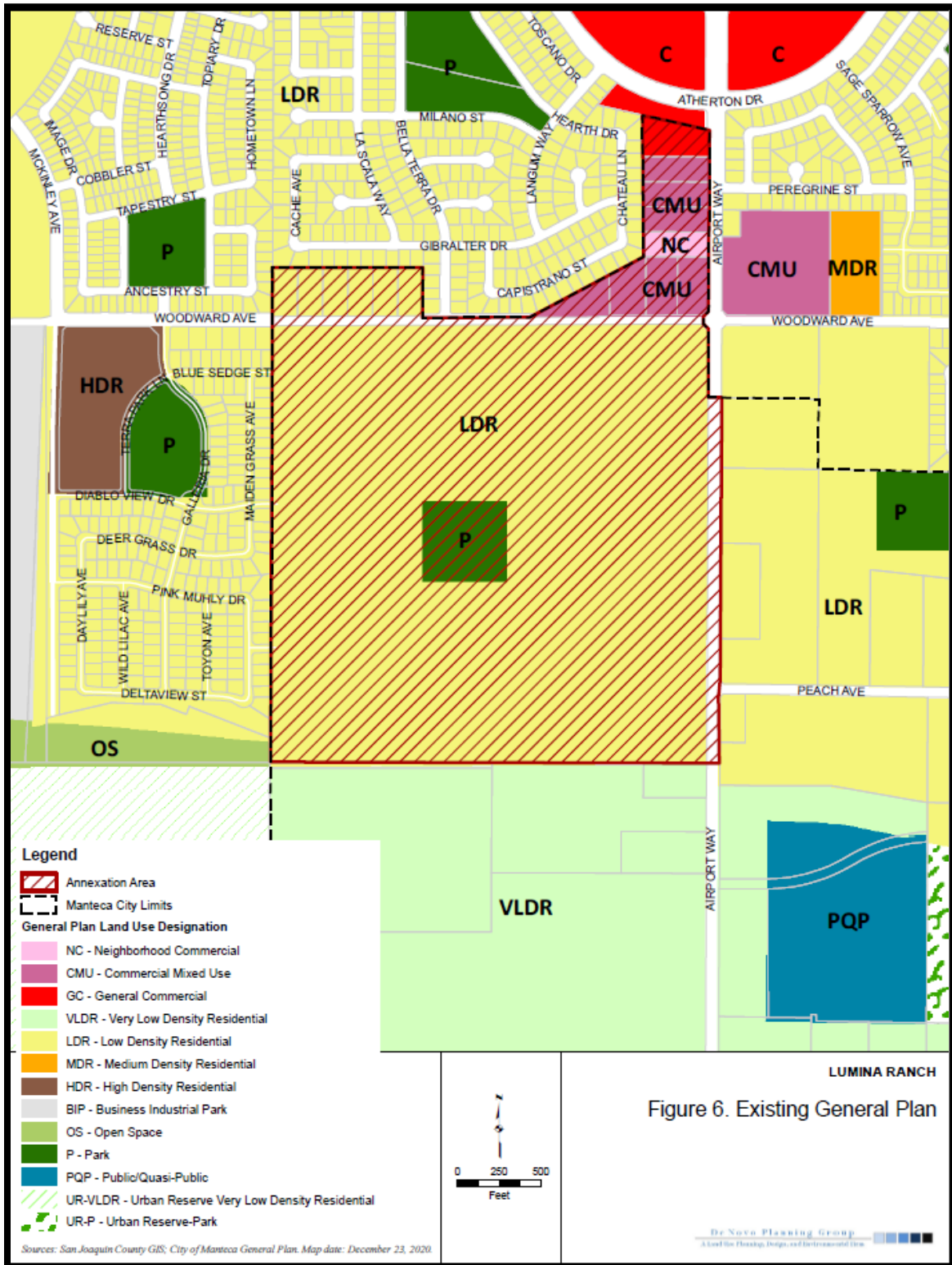


Figure 7: Proposed General Plan Land Use Designations

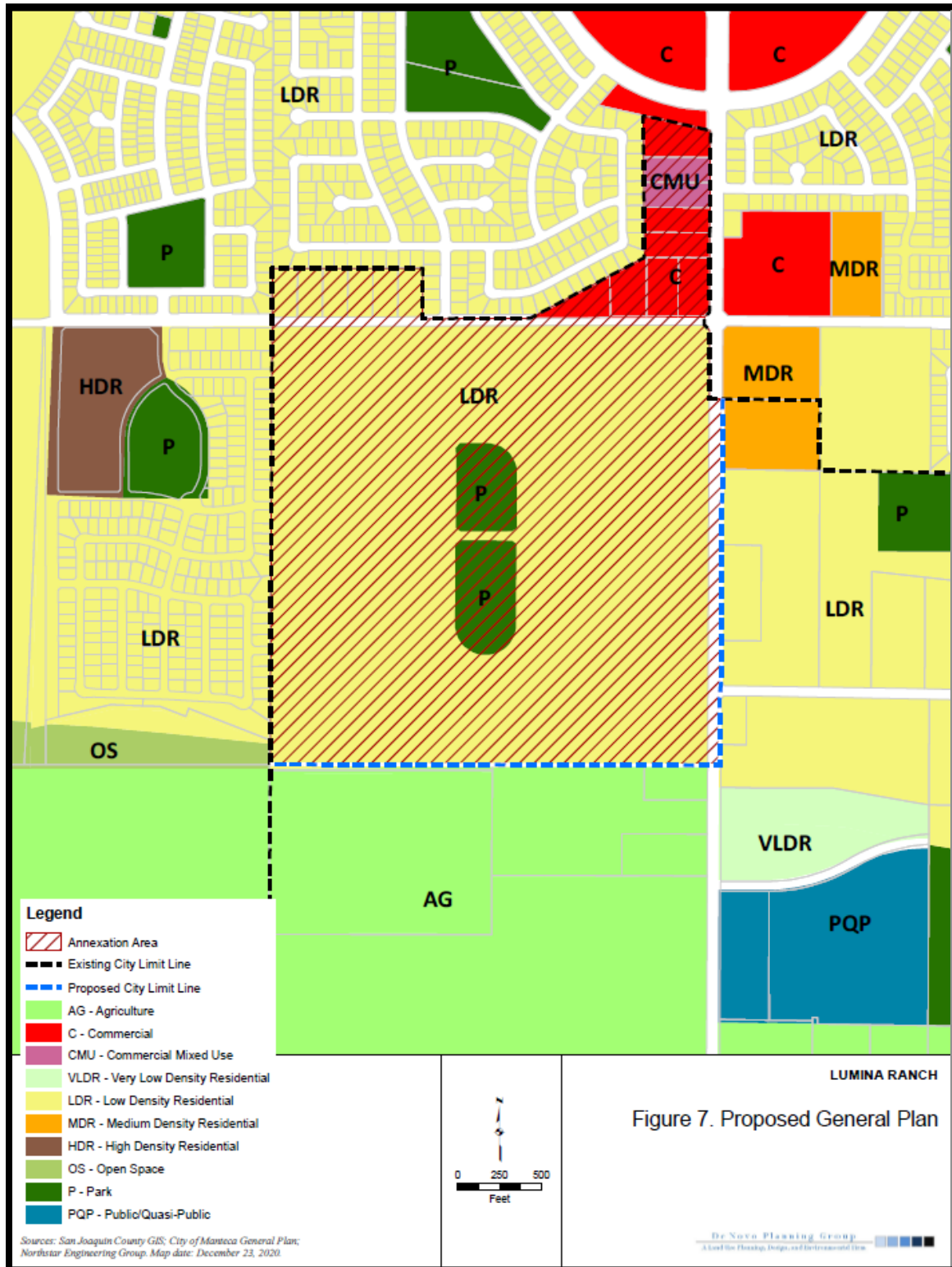


Figure 8: Proposed Zoning

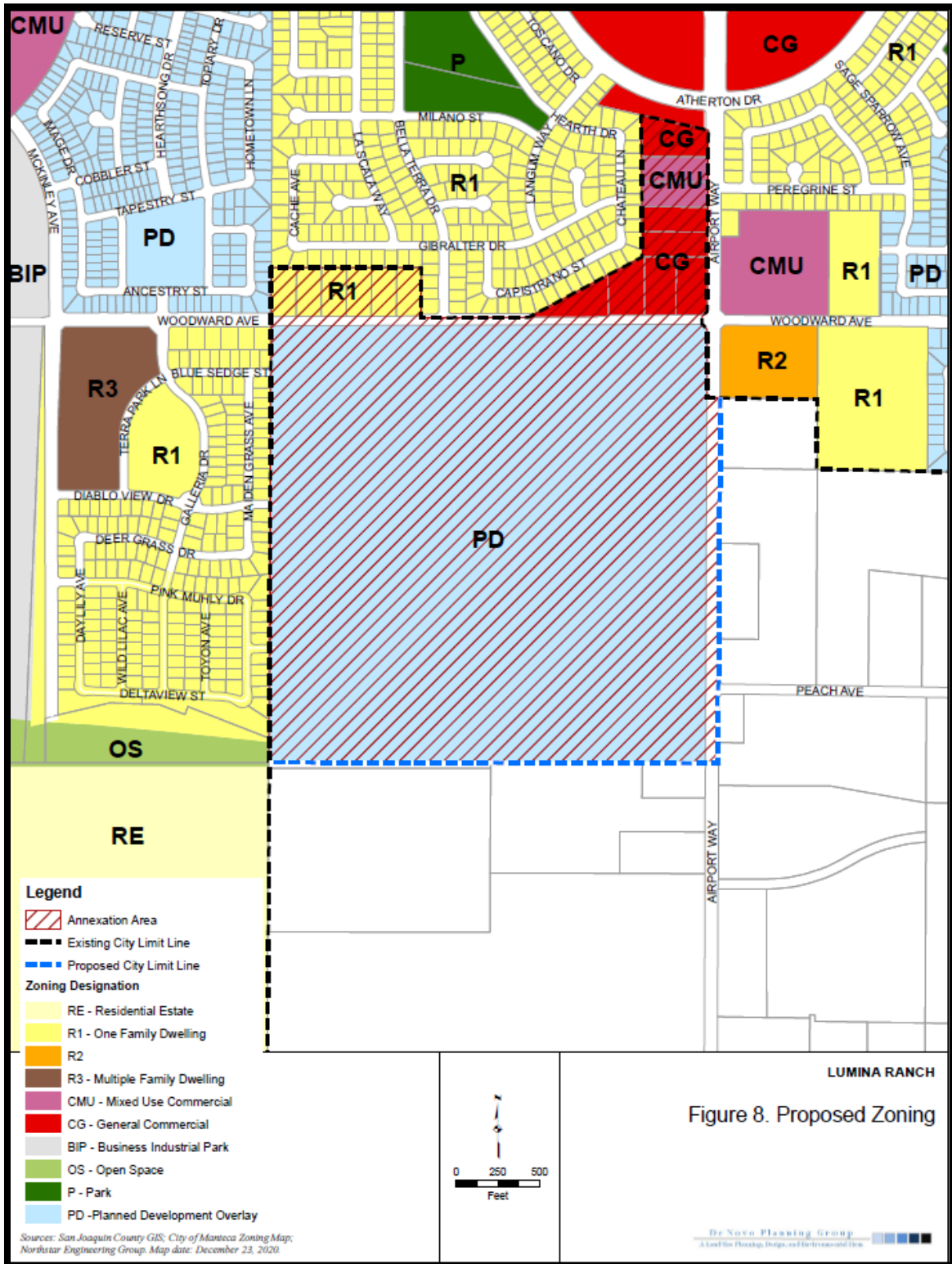


Figure 9: Site Plan of Development Area

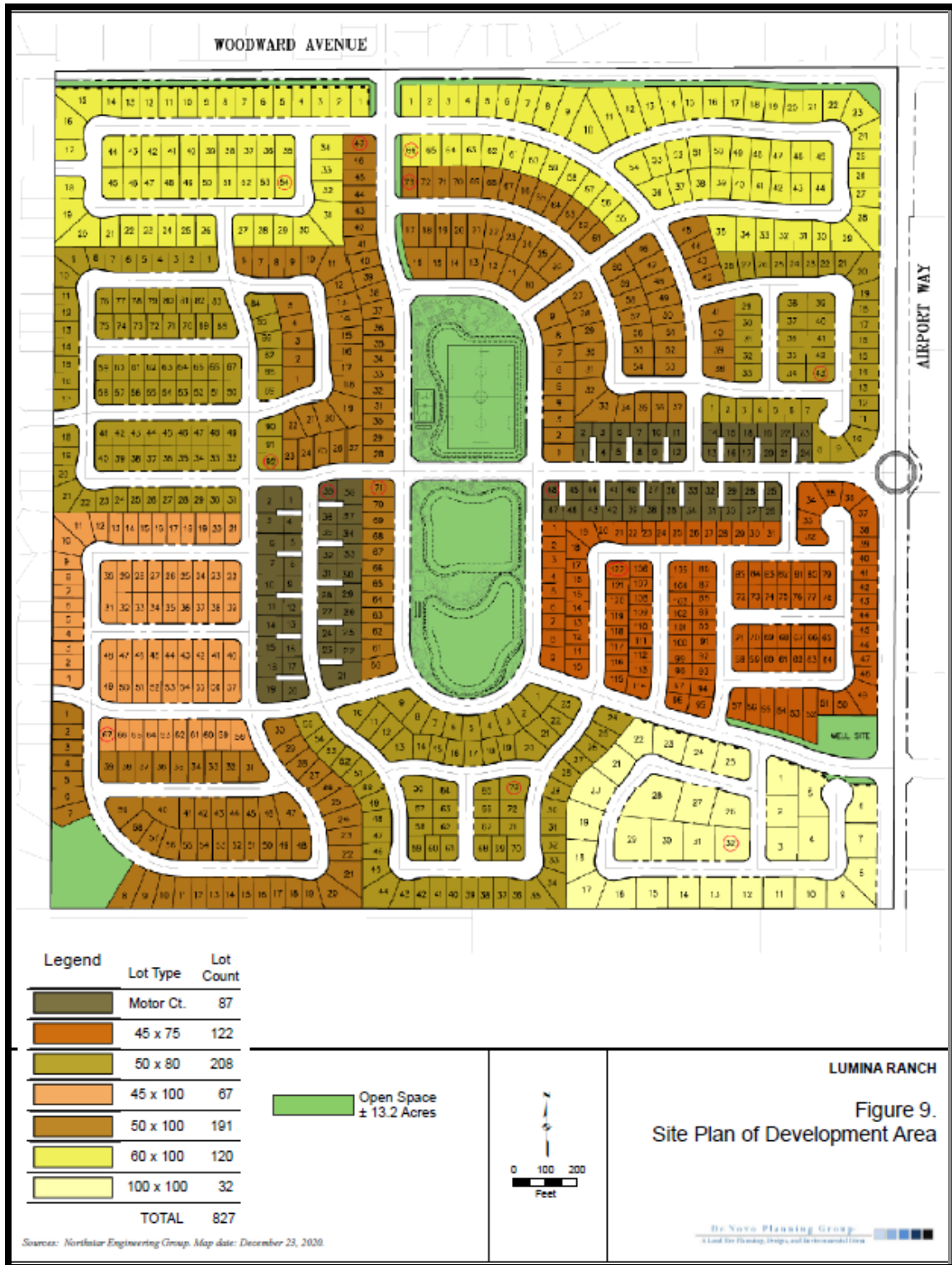
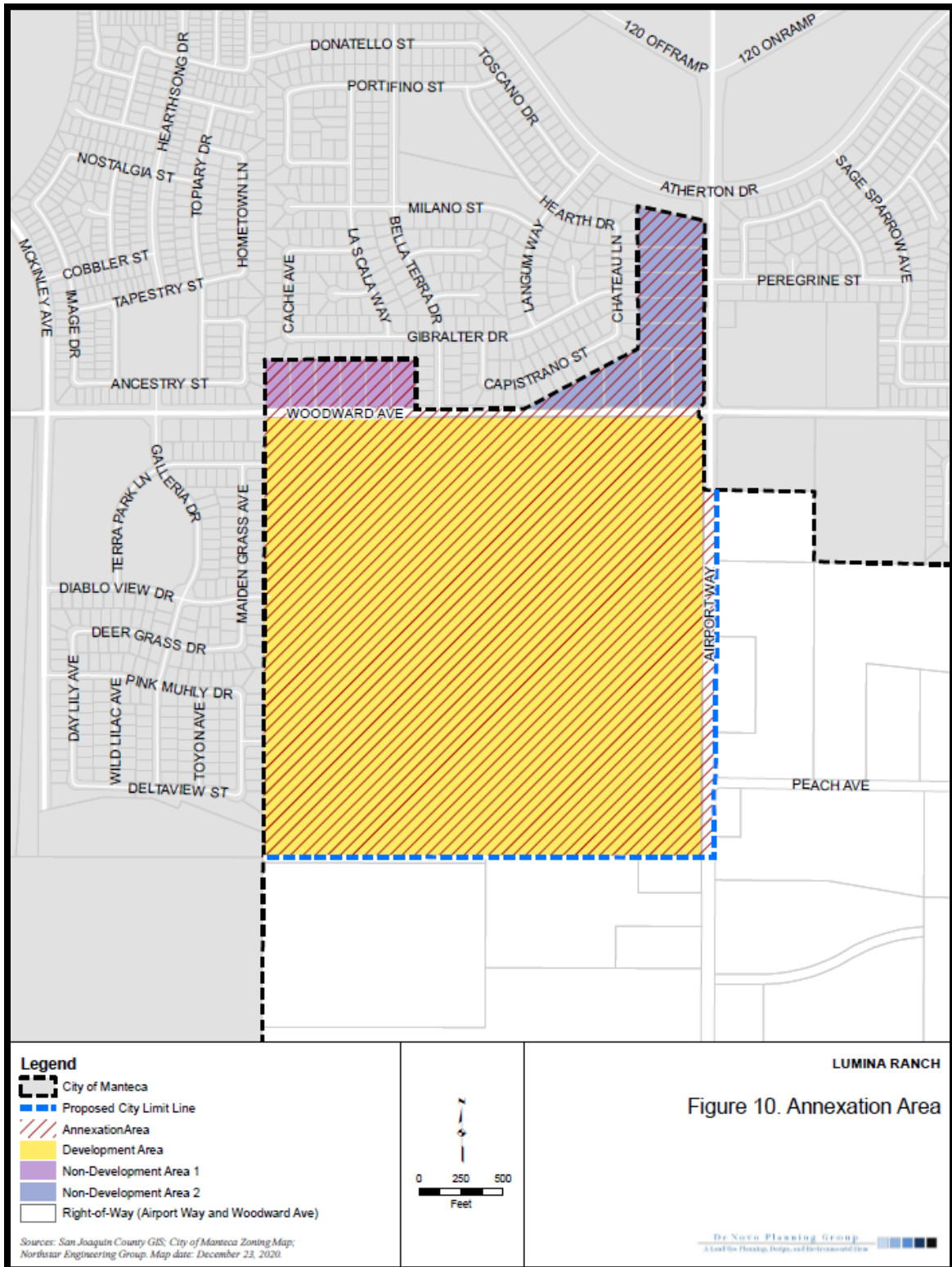


Figure 10: Annexation Map



- Legend**
- City of Manteca
 - Proposed City Limit Line
 - Annexation Area
 - Non-Development Area 1
 - Non-Development Area 2
 - Right-of-Way (Airport Way and Woodward Ave)

Sources: San Joaquin County GIS; City of Manteca Zoning Map; Northstar Engineering Group. Map date: December 23, 2020.

LUMINA RANCH

Figure 10. Annexation Area

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Attachment A Tentative Subdivision Map