

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Floor Suite 260
Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1215 W. Center Street, Suite 201
Manteca CA 95337
Contact: Jesus R Orozco
Phone: 209-456-8516

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2008092083

Project Title: GPA 24-73 Union Crossing GPA

Project Applicant: City of Manteca

Project Location (include county): West of S. Union Road, north and south of Atherton Drive at 1239, 1271, 1295, 1308, 1323, 1337, and 1350 W. Atherton Drive, Manteca, CA, San Joaquin County

Project Description:

The project involves a General Plan Amendment (GPA) to resolve a discrepancy between the recently updated 2043 General Plan and the General Plan land uses under the existing Union Crossing Planned Development, at the time of the project's approval. The entitled multi-family project on 1308 W Atherton (Union Crossing Apartments) was approved on June 16, 2022. At that time, the final adjustments were being made to the 2043 General Plan Update. Instead of applying an HDR designation to the Union Crossing Apartments, the HDR designation was applied erroneously to 1295 W. Atherton Drive, a large parcel to the north within the Union Crossing Planned Development (PD) that was previously slated to be designated as Commercial. The remainder of the PD was designated CMU at the same time.

The Union Crossing PD Guidelines and the Union Crossing EIR addendum (both discussed later in this report), show the analyzed and intended uses within the Union Crossing PD area (see figure 2). 1308 W. Atherton is shown as high-density residential. The parcels north of W. Atherton have various types of commercial development, whereas 1350 W. Atherton is a portion of a basin-park. This General Plan Amendment has been initiated by the City to allow development in the Union Crossing PD area to conform to the PD and utilize the certified EIR. No development is being proposed as part of this General Plan Amendment. All parcels being considered as part of this GPA will conform to the original land use designation as analyzed by the Project's EIR.

The proposed General Plan Designation changes are as follows:

- APN 226-160-36 (1295 W. Atherton Drive): HDR (High-Density Residential) to C (Commercial)
- APN 226-160-37 (1239 W. Atherton Drive): CMU (Commercial Mixed Use) to C (Commercial)
- APN 226-160-38 (1271 W. Atherton Drive): CMU (Commercial Mixed Use) to C (Commercial)
- APN 226-160-39 (1323 W. Atherton Drive): CMU (Commercial Mixed Use) to C (Commercial)
- APN 226-160-40 (1337 W. Atherton Drive): CMU (Commercial Mixed Use) to C (Commercial)
- APN 226-160-44 (1308 W. Atherton Drive): CMU (Commercial Mixed Use) to HDR (High-Density Residential)
- APN 226-160-34 (1350 W. Atherton Drive): CMU (Commercial Mixed Use) to P (Park)

CEQA Guidelines §15162 and §15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified (in this case, the Union Crossing EIR Addendum) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site. The Union Crossing EIR

Addendum was certified in 2022 (SCH# 2008092083) with the approval of the Union Crossing Apartments. As stated earlier in this report, the proposed General Plan Amendment conforms to the land uses analyzed in the EIR addendum. No development project is being proposed at this time; therefore, an examination of project-specific significant effects is not warranted, and no further environmental review is required.

This is to advise that the City of Manteca has approved the above
(Lead Agency or Responsible Agency)

described project on 11/19/2024 and has made the following determinations regarding the above
(date)
described project.

- (1) The proposed project is consistent with the originally certified EIR Addendum (SCH# 2008092083).
- (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 Union Crossing Planned Development, into consistency with the range of uses and density and intensity of development anticipated 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 Addendum (SCH# 2008092083) due to the involvement of new or substantially more severe significant impacts.
- (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 Addendum (SCH# 2008092083) due to the proposed project.

This is to certify that the final CEQA §15162 and §15183 documents are available to the general public at: City of Manteca, Development Services Department located at 1215 W. Center Street, Ste. 201, Manteca, CA 95337.

Signature (Public Agency):  Title: Deputy Director – DS
Jesus R. Orozco

Date: November 25, 2024 Date Received for filing at OPR: NOV 25 2024

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011