



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Availability

Lumina at Machado Ranch

Draft Environmental Impact Report

DATE: OCTOBER 8, 2021

LEAD AGENCY

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EIR CONSULTANT

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PROJECT TITLE: Lumina at Machado Ranch

PROJECT LOCATION:

The Project site is located in the southwestern portion of the City of Manteca, immediately south of the city limit lines. 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 and an existing single-family residential subdivision, on the east by Airport Way, on the south by an existing Reclamation District #2094 dry levee and existing agricultural fields, and on the west by the existing single-family residential subdivisions.

PROJECT DESCRIPTION:

The proposed Project includes a Tentative Subdivision Map for the Development Area that would be divided into four phases on a single Tentative Subdivision Map. The Tentative Subdivision Map would result in the subdivision of 161.19 acres into 827 residential lots (100.46 acres), a centralized park totaling 10.87 acres (Lot F), plus 1.28 acres of levee access and pocket park (Lot G). Total parkland is 12.15 acres. Open space is also provided in the form of frontage landscaping strips and a well site (Lots A, B, C, D, I, L, M and N - 38,864 sf frontage landscaping, and Lot J - 28,049 sf for a well site and frontage landscaping). The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant.

The proposed Project includes an Annexation of 183.46 acres. The proposed Project would also require a General Plan Land Use Amendment to adjust the exact location and shape of the Park land use designation within the Development Area. The proposed Project is currently outside of the jurisdiction of the City of Manteca and therefore does not have a zoning designation. The proposed Project includes a request for pre-zoning of the Development Area, Non-development Area 1, and Non-development Area 2.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Greenhouse Gases and Climate Change, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD:

A 45-day public review period for the Draft EIR will commence on October 8, 2021 and end on November 22, 2021. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Manteca, 1001 West Center Street, Suite 201, Manteca, CA 95337. The 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.