



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Availability

North Manteca Annexation #1 Draft Environmental Impact Report

DATE: SEPTEMBER 2, 2022

LEAD AGENCY

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EIR CONSULTANT

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PROJECT TITLE: North Manteca Annexation #1

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.

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, Transportation and Circulation, 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 September 2, 2022 and end on October 17, 2022. 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.