



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Availability Union Ranch North Draft Environmental Impact Report

DATE: MARCH 1, 2024

LEAD AGENCY

Lea C. Simvoulakis, Deputy Director-Planning
Manteca Development Services Department
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8505
LSimvoulakis@manteca.gov

EIR CONSULTANT

Steve McMurtry
De Novo Planning Group
1020 Suncastr Lane, Suite 106
El Dorado Hills, CA 95762

(916) 580-9818

PROJECT TITLE: Union Ranch North

PROJECT LOCATION:

The Project site is located directly north of the City of Manteca's limit line. The Project site is immediately east of the Union Ranch Specific Plan Area. The Project site is bounded on the north by farmland, on the east by agricultural land, 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 located within Sections 12 of Township 2 South, Range 6 East Mount Diablo Base and Meridian (MDBM).

PROJECT DESCRIPTION:

The proposed Project includes the development of 465 single family residential units, as well as the development of park, open space, and trail totaling approximately 9.44 acres for the development of park, open space, and trail, including 6.23 acres of neighborhood park, an additional one acre of upland play area, and 2.21 acres of the continuation of the Tide Water Bike Trail. The Project objectives also include the installation of new public roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping. 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, Greenhouse Gases and Climate Change, 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 March 1, 2024 and end on April 15, 2024. 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, 1215 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.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-370>.

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.