

Agenda Item 2



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: September 11, 2025
TO: LAFCo Commissioners
FROM: J.D. Hightower, Executive Officer
SUBJECT: **Union Ranch North Reorganization Including
Annexation to the City of Manteca and
Detachment from the Lathrop-Manteca Fire
Protection District (LMFD)**

RECOMMENDATION

It is recommended that the Commission conditionally approve the amended request by the City of Manteca for a reorganization including annexation to the City of Manteca of 112.5 acres and detachment from LMFD of 123.30 acres.

There are two (2) recommended resolutions for Commission approval:

1. Resolution conditionally approving the annexation of seven (7) parcels totaling 112.5 acres at 13508, 13764, 13836, 13898 and 13998 South Union Road and two (2) unaddressed parcels (APN's 197-020-20, 21, 22, 23, 41, 46 & 47) to the City of Manteca and concurrent detachment from the Lathrop Manteca Fire Protection District.
2. Resolution conditionally approving the detachment of an additional four (4) parcels totaling 10.8 acres located at 13510, 13588, 13602 and 13640 South Union Road (APN 197-020-29, 30, 35, 36) from the Lathrop Manteca Fire Protection District and approving the City of Manteca request to provide out of boundary fire protection service to said parcels.

The territory of the amended City annexation proposal is uninhabited pursuant to the Government Code with six (6) registered voters residing within the territory. With 100% owner consent, a protest hearing would not be needed.

BACKGROUND:

On April 15, 2025, the City of Manteca adopted Resolution R2025-67 authorizing the submittal of an application for the reorganization. This action was in turn initiated by an application from Pilsbury Road Partners for development of a 455 single family detached residential project consistent with the City's adopted General Plan designation of Low Density Residential. The City Council also adopted an ordinance that pre-zoned the territory to One-Family Dwelling (R-1) and Park (P) to implement the development plan.

The development plan for the reorganization area calls for the development of 455 single-family homes and add approximately 1,450 new residents to Manteca. The density and intensity of the development plan is consistent with the City's General Plan designations of Low Density Residential (LDR) and Park (P). The park designation acts as an open space connector through the reorganized area linking the existing Tidewater Trail to a planned neighborhood park and a planned regional park just north of the reorganization area.

The area has been anticipated for development and is within 10-year planning time horizon of the City's Sphere of Influence. The annexation area has been pre-zoned by the City as One-Family Residential (R-1) and Park (P) by the City. The City of Manteca provides the full array of urban services, including fire prevention and suppression.

City Fire Station 4 is located on the northeast corner of Lathrop Road and Madison Grove Drive, approximately 1.1 mile from the reorganization. LMFD stations are located east and west of the reorganization area at 9121 East Lathrop Road and 800 "J" Street in Lathrop. Both LMFD stations are approximately 3.3 miles from the reorganization area. The two public agencies share the same Insurance Services Office Rating of 2 for the City and 2/2Y for the District. Thus, the services are approximately equal to one another with City Fire Station 4 being the closest to the annexation territory and out of boundary parcels. Currently, LMFD receives \$7,585.74 from the territory in property taxes annually.

Because of the close proximity to City Station 4, both the annexation and detachment resulting in the City being the fire protection service provider will result in efficient service delivery. Having four (4) properties on the east side of Union Road surrounded on three (3) sides by territory served by City fire protection could lead to confusion. Thus, the recommendation that the Commission approve detachment from LMFD and approve the request by the City to provide fire protection and emergency response services to four(4) parcels totaling 10.8 acres



at 13510, 13588, 13602 and 13640 South Union Road (APN 197-020-29, 30, 35, 36).

ANALYSIS:

Government Code Section 56668, directs the Commission to consider a number of factors, A thru Q, be considered in the review of a proposal. Below is a discussion of the most pertinent factors:

(a) Population and population density; land area and land use; assessed valuation; ... proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

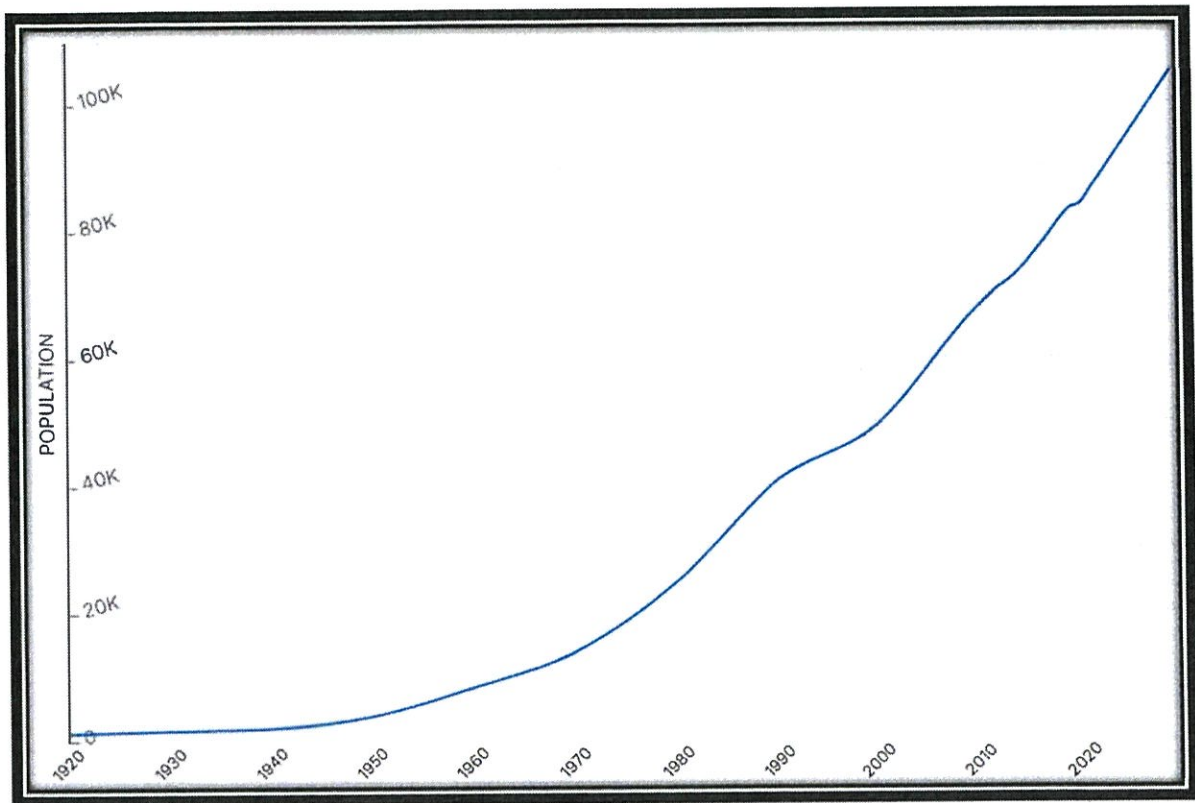
The development plan for the reorganization calls for 455 new single family dwelling units that is expected to have an average household size of 3.18, for a total of 1,450 new residents to Manteca at build-out. This is consistent with the General Plan population estimate for the area.

The reorganization area is adjacent to existing city boundaries immediately south as part of the Union Ranch annexation that was approved in 2004.

On the west side of Union Road the area south of Shady Pine Street is developed with single family detached senior homes that are part of the Woodbridge community. North of Shady Pines Street are six (6) previously developed parcels in unincorporated San Joaquin County that includes single family homes as well as the 3 Rivers Indian Lodge. The annexation plan for the City is that this area will become part of the City with the Lovelace Assemblage annexation currently being evaluated by the City. That planned reorganization is also within the 10 year planning time horizon of the City's SOI.

The City is experiencing significant growth. Manteca has a 2025 population of 93,733. Manteca is currently growing at a rate of 2.52% annually and its population has increased by 13.99% since the most recent census, which recorded a population of 84,009 in 2020. Manteca's population is expected to continue to grow as more dwellings continue to be constructed.





(b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area and probable effect of the ...annexation... on the cost and adequacy of services and controls in the area and adjacent areas.

This contiguous area is transitioning with a mixture of suburban and rural residential land uses. The area is immediately north of the existing Union Ranch annexation boundary that the City annexed in 2004. The Union Ranch area is a suburban subdivision developed with single family detached homes that has same general plan designation of LDR and R-1 zoning proposed by reorganization. The reorganization will provide needed organized community services to area by the City of Manteca.



Item	Annual Impact		
	Scenario 1 - Buildout of Development Area	Scenario 2 - Buildout of Development Area Less Permanent Drainage Area Lots	Scenario 3 - Buildout of Non- Development Area
General Fund Revenues			
Sales and Use Tax: General	\$120,603	\$114,219	\$157,892
Sales and Use Tax: Public Safety	\$3,497	\$3,312	\$4,578
Property Taxes	\$752,500	\$709,800	\$996,469
Property Tax: Vehicle License Fee (VLF)	\$297,148	\$280,441	\$393,745
Transient Occupancy Tax	\$106,275	\$100,903	\$143,448
Franchise Fees	\$29,676	\$28,176	\$40,056
Real Property Transfer Tax	\$26,705	\$25,204	\$34,773
License & Permits	<u>\$26,710</u>	<u>\$25,360</u>	<u>\$36,052</u>
Subtotal General Fund Revenues	\$1,363,113	\$1,287,414	\$1,807,013
CFD Special Tax [1]	\$265,973	\$252,528	\$356,579
Total General Fund Revenues & CFD Special Taxes	\$1,629,086	\$1,539,943	\$2,163,593
General Fund Expenditures			
General Government			
City Attorney	\$10,808	\$10,262	\$14,589
City Clerk	\$10,259	\$9,740	\$13,847
City Manager	\$31,499	\$29,907	\$42,517
Development Services	\$0	\$0	\$0
Engineering	\$2,199	\$2,088	\$2,969
Finance	\$22,022	\$20,909	\$29,725
Human Resources	\$9,998	\$9,493	\$13,495
Non Departmental	\$75,658	\$71,834	\$102,122
Public Works	\$69,813	\$66,284	\$94,232
Public Safety			
Police Department	\$352,971	\$335,129	\$476,434
Fire Department	\$177,520	\$168,547	\$239,614
Parks, Recreation, and Community Services			
Parks, Recreation, and Community Services	<u>\$11,431</u>	<u>\$10,853</u>	<u>\$15,429</u>
Total General Fund Expenditures	\$774,178	\$735,044	\$1,044,972
General Fund Operating Surplus/(Deficit)	\$854,908	\$804,898	\$1,118,620

[1] The Project will mitigate potential impacts on the General Fund by participation in CFD 2022-1 for public safety and road maintenance services.

The development plan for the annexation territory is expected to have a \$804,898 annual positive impact to the City's general fund. The buildout of the both the annexation and detachment territories east of Union Road is expected to result in a \$1,118,620 positive impact to the City's general fund.



The adopted MSR shows that the City management practices are cost effective and will provide adequate governmental services and controls to this area consistent with Government Code Section 56668(b).

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development

The pre-zoning of the territory to One-Family Dwelling Zoning District (R-1) is consistent with the established land use pattern of the area. This zone 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. The development plan for the project shows conventional large lot detached residences. By doing so, the project provides planned, orderly, efficient pattern of urban development consistent with Government Code Section 56668(d).

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The soil classifications of the soils within the reorganization territory are predominately not associated with Prime Agricultural Lands pursuant to CKH Section 56064. Soil type 255, Tinnin loamy coarse sand, 0 to 2 percent slopes, comprises 85% of the reorganization territory. Soil type 266, Veritas fine sandy loam, 0 to 2 percent slopes, comprise 15% of the territory.

Government Code Section 56064 defines Prime Agricultural Lands as:

1. **Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.** The site is predominately (85%) Soil type 255, Tennin loamy coarse sand soil that is rated class III when irrigation is available. Only 15% of the total site with Soil type 266, Veritas fine sandy loam that is located in the northeast portion and southwest corner of the area is rated class II.





2. **Land that qualifies for rating 80 through 100 Storie Index Rating (Excellent).** The Tennin loamy coarse sand type that comprises 85% of the site has a Modified Storie rating of between 61 to 80 and is rated as class 2, good. The Veritas fine sand soil that comprises the northeast and southwest areas of 15% of the site has a Modified Storie rating between 80 to 100, class 1, excellent.
3. **Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.** The reorganization territory has not been used for livestock raising or grazing.
4. **Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.** A majority of the reorganization area is planted with almond orchards in a varying degree of



productivity. The northern area appears to be stressed, while the southern half appears to be healthy and in production. The County Agriculture Commissioner estimates that almonds produced \$3,120.00 per acre in 2023.

5. **Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.** The aerial photos from 2020 and 2024 show the site and the stressed orchard just north of the middling dirt road. Nevertheless, the orchard probably has produced \$400 per acre or approximately 13% of the average almond orchard income in San Joaquin County.



To mitigate the impact of the loss of prime agricultural land, the City of Manteca has adopted via a legal settlement agreement to collect fees and pass through those fees to the California Farmland Trust (CFT). CFT in turn uses those fees for the acquisition and administration of agricultural easements throughout the State. The agricultural mitigation fee is updated annually pursuant to the City's Municipal Code, Chapter 13.42 and is currently \$3,506.89 per acre. The reorganization will generate \$394,525.13 for the smaller reorganization and \$432,399.54 for the larger reorganization area. Thus the impact of the reorganization upon the physical and economic integrity of agricultural lands is mitigated to City standards reflected throughout the City's General Plan including Policy LU-2.6. To the extent feasible the project is consistent with Government Code Section 56668(e),

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The proposed annexation by the City provides good urban form with definite and certain boundaries in the form of Union Road, Tidewater Rail Road alignment, the



existing Union Ranch and alignment with the northern boundary of the Woodbridge community. Being contiguous with existing City boundaries, the City has infrastructure adjacent to the site that can serve the territory. By doing so the reorganization provides definiteness and certainty of the boundaries of the territory consistent with Government Code Section 56668(f).

(k) The ability of the ...receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The Fiscal Analysis shows a positive impact to the City's General Fund. Measure M revenues (a 0.5% sales tax for public safety) are excluded from the analysis, as the revenues will be offset by corresponding expenditures, separate from the General Fund's public safety budget. Similarly, Measure Q revenues (a 0.75% sales tax) for additional infrastructure repair, enhanced neighborhood police patrols and crime prevention efforts, enhanced fire protection services and emergency response times, improved quality of life programs and amenities such as parks, public facilities, local business support, homeless services, and youth services, are excluded from the FIA analysis.

The proposed detachment from LMFD provides efficient delivery of fire protection services. The City operates the closest fire station to the proposed area. City Fire Station 4 is approximately 1.1 miles from the project site. The site is approximately equi-distance, 3.3 miles, from both the Lathrop-Manteca Fire Stations -- 800 "J" Street in Lathrop; and, 1921 E. Lathrop Road in Manteca. The City of Manteca has the ability to provide the services, including fire protection, to the territory within the reorganization area. The City's request to keep the detachment request intact and provide out of boundary fire protection service to the northern 2045 time horizon parcels (please see discussion below) reflects the City's ability efficiently respond.

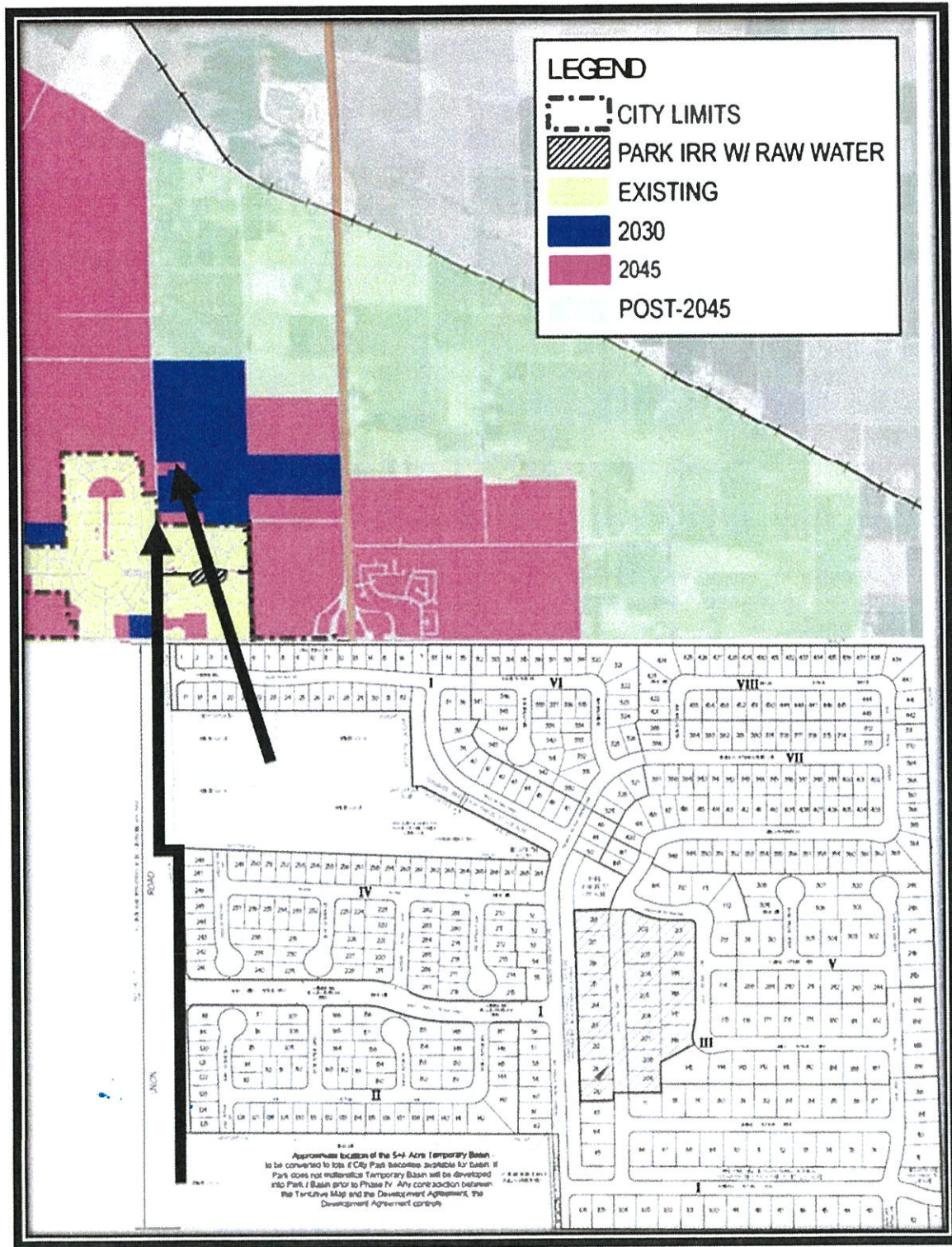
The Fiscal Analysis showed that the cost of fire protection service to the entire area to be detached is expected to be \$239,614 annually. This cost is included in the overall positive General Fund impact of \$854,908. This revenue is complemented by revenues generated by Measures "M" and "Q" along with the locational advantage of City public safety facilities results in providing sufficient revenues for City provided services following the proposed boundary change pursuant to Section 56668(k).

(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City of Manteca provides water service for the residents of Manteca and would be the water provider for the reorganized territory. The City has the capacity to meet the demands created by the proposed development plan and tentative subdivision map. The reason for the amended annexation request by the City is that there are 5 parcels that are within the 2045 planning time horizon of the City's



Urban Water Master Plan (UWMP). This designation is for parcels that are anticipated to be incorporated after 2030. Please see map below.



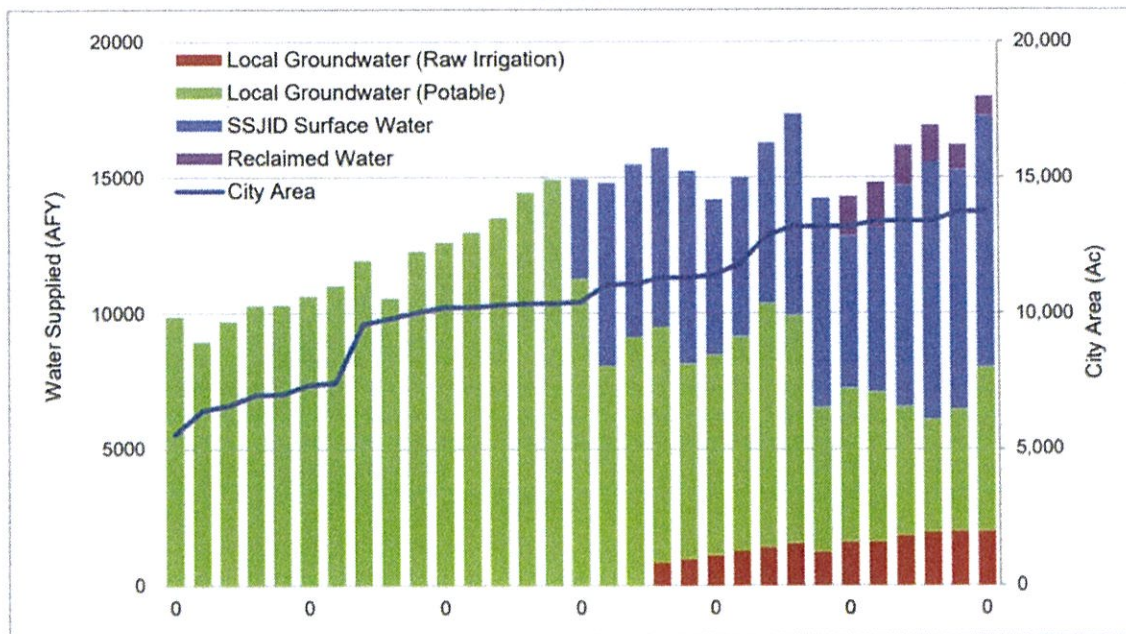
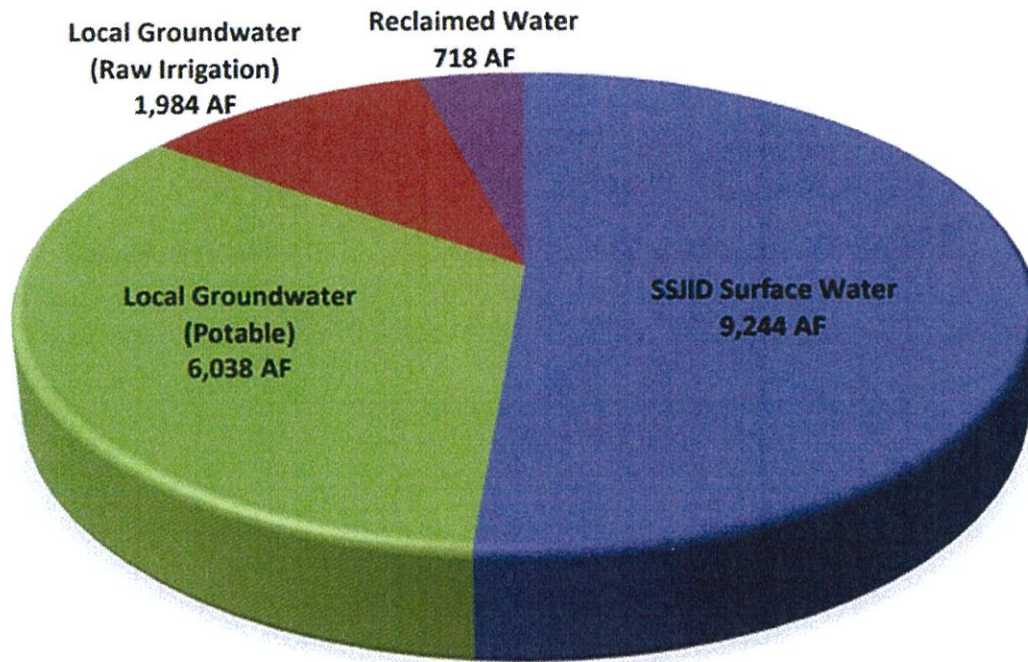
The area of the development plan associated with the annexation is within the City's Urban Water Master Plan (UWMP) 2030-time horizon. The northern area identified within the UWMP 2045 time horizon consist of four (4) parcels that also are without owners' consent to be annexed. The southern area within the UWMP 2045 time horizon is 13990 S. Union Road (APN 197-020-20), the southwest corner of the reorganization area. This southern 2045 time horizon parcel has the owner's consent to be annexed and would otherwise create an unincorporated island. Thus the City's request to include this parcel in the annexation request although lacking a development plan.

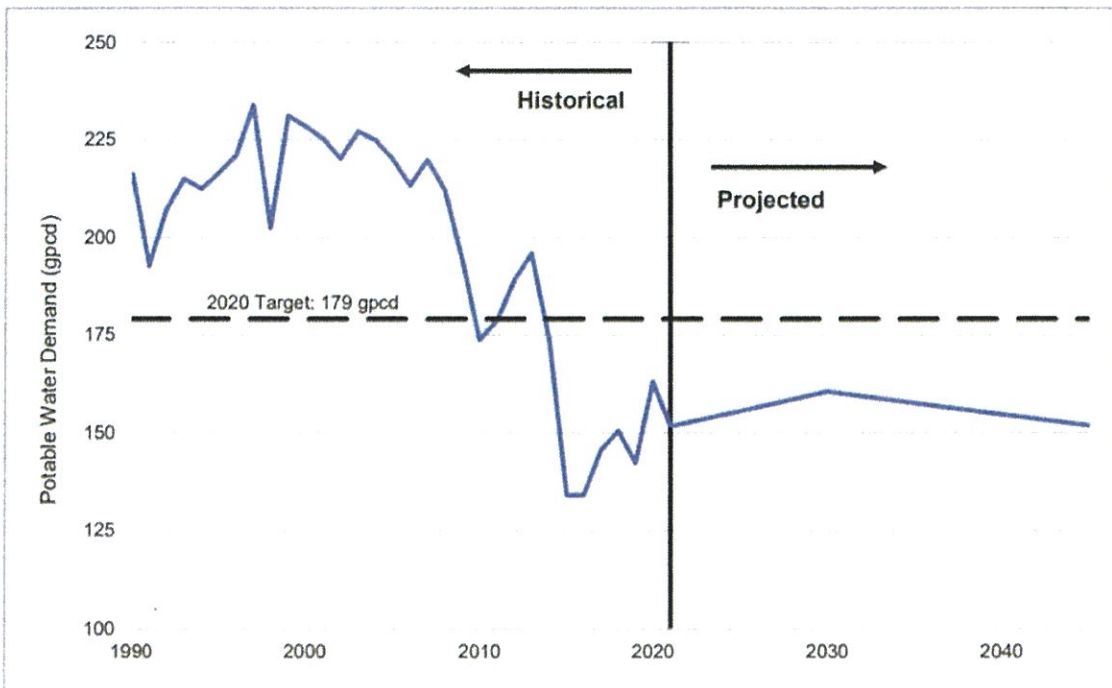
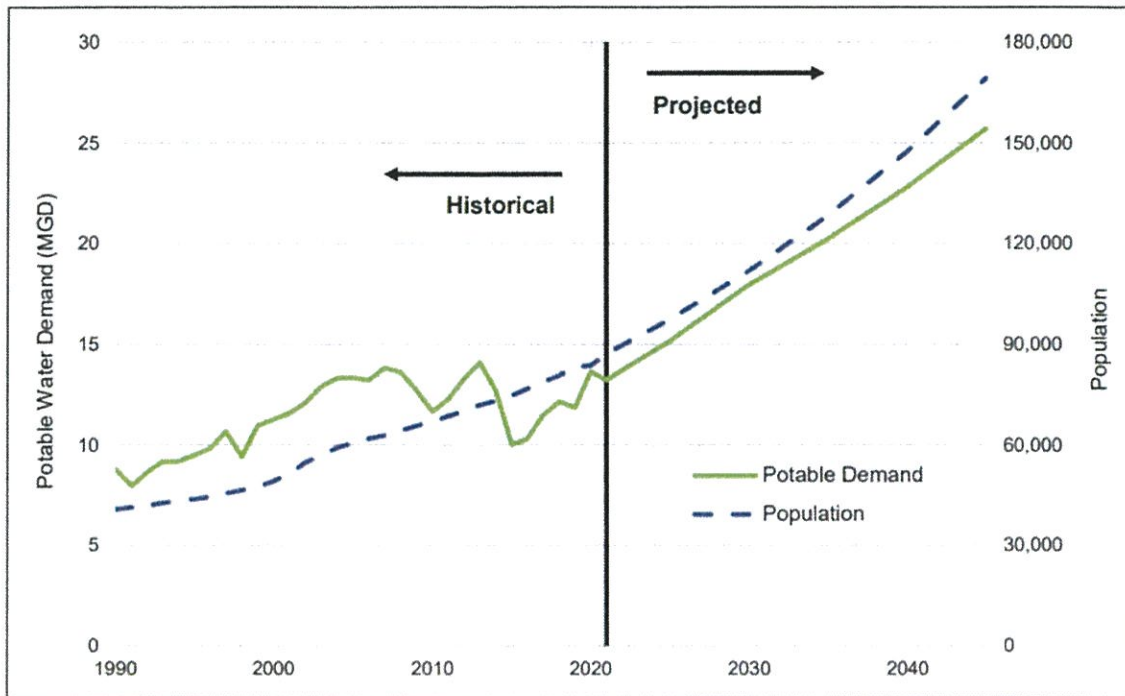
The City has a blended potable system with surface via the SSJID deGroot treatment plant and ground water. City wastewater is treated at the Manteca WQCF and some of the tertiary treated effluent is returned to the City as reclaimed water. There are approximately 23,000 connections to the water system, with an average daily usage of 12 million gallons. Annually, the City distributes about 4.5 billion gallons of potable water, the majority of this water is surface water from SSJID's water treatment plant, the balance is supplied by City owned groundwater wells. The City has a 4-million-gallon ground level storage tank with a booster pump station capable of pumping 12,000 gpm.

Due to availability of surface water, conservation efforts and efficient land use pattern, the rate of increase of available water supply has been greater than the growth of the City's area. The development plan consistency with the planning time horizon has been planned for as shown in the table below. Simultaneously, the water demand growth has been less than the rate of the City's population growth also shown in the tables below.

The analysis included in the City's Urban Water Master Plan (UWMP) assumed that the Project site would be developed as proposed by the subdivision. The expected 1,450 new residents are projected to use approximately 179 per capita gallons per day for a total demand of 259,550 gallons per day.







(m) The extent to which the proposal will affect the City's and the County in achieving their respective fair shares of the regional housing needs...

CATEGORY	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
2023-2031 RHNA	2,246	1,409	1,381	3,270	8,306
Approved Projects					
Approved Projects with occupancy post June 30, 2023	101	40	165	5,472	5,778
Pending Projects					
Pending Projects with occupancy post June 30, 2023	524	212	74	746	1,556
Vacant Sites by General Plan / Zoning District					
VLDR / R-E	0	0	0	3	3
LDR / R-1	0	0	0	343	343
LDR / PD	0	0	0	2	2
MDR / R-2	0	0	598	0	598
MDR / PD	0	0	3	0	3
HDR / R-3	329	216	8	0	553
CMU / CMU	566	378	10	0	954
CMU / PD	81	55	0	0	136
CMU / SP	118	78	0	0	196
DW / DW	24	17	159	0	200
Subtotal Vacant Sites	1,118	744	775	348	2,990
Underutilized Sites by General Plan / Zoning District					
LDR / R-1	0	0	0	174	174
MDR / R-2	0	0	524	0	524
HDR / R-3	104	70	0	0	174
CMU / CMU	785	525	0	0	1,310
CMU / MP	83	56	0	0	139
CMU / SP	95	63	0	0	158
Subtotal Underutilized Sites	1,067	714	524	174	2,479
Accessory Dwelling Units					
ADUs	7	7	14	44	72
Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)					
Total Capacity	2,817	1,717	1,552	6,784	12,875
Shortfall	0	0	0	0	0
Excess Capacity	571	308	171	3,514	4,569

It is expected that the units built as part of the Union Ranch North Project will be developed at market rate and would therefore be included within the above moderate and/or moderate income categories (as defined by RHNA). Manteca has a total realistic capacity for 12,875 units, based on its inventory of vacant sites, approved projects, and pending projects. There is excess capacity to accommodate



the RHNA at all income levels for the current period. The table below summarizes the residential unit potential and provides a comparison with Manteca's RHNA and inventory. Inventory sites, including vacant sites, underutilized sites, pending and approved projects.

(n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

The northern area within 2045 time horizon of the UWMP did not have owner consent to be annexed. Although now taken out of the City's request, to date no written protests to the original reorganization have been received. The original reorganization did include detachment from LMFD. That detachment boundary does not change with the City's letter amending the original request.

The northern area of the UWMP was designated within the 2045 Planning Horizon because there are no plans to develop the 10.9 acres comprising that area by 2030. The annexation creates an area that will be surrounded on three (3) sides by the City with Union Road acting as a clear boundary for emergency response. Ownership consent to annex to the City has not been obtained, there are four (4) parcels -- 13510, 13588 13602 and 13640 South Union Road (APN 197-020-29, 30, 35 & 36) -- that the owners have not given their consent to be annexed. These four (4) properties are owned by three (3) property owners.

The removal of the UWMP 2045 planning horizon area from the area proposed for annexation makes for an annexation with 100% consent.

CONCLUSION

Pursuant to CKH Section 56375(4), staff recommends that the Commission conditionally approve the reorganization to the City of Manteca subject to the following findings:

- LAFCo concurs with the Environmental Impact Report (SCH 2023110668) for the project,
- The annexation area is substantially surrounded on two (2) sides, south and west, by the City of Manteca,
- 85% of the reorganization area does not have the physical characteristics of Prime Agricultural land,
- The annexation area is designated for Low Density Residential (LDR) and Park (P) land uses within the City of Manteca General Plan and likewise pre-zoned Single Family Dwelling (R-1) and Park (P).
- The annexation area is within the 10-year time horizon of the City of Manteca Sphere of Influence and the development plan associated with the annexation is within the 2030 time horizon of the City's Urban Water Master Plan.
- The annexation request will not create an unincorporated county island.



- The additional four (4) parcels proposed for detachment from the Lathrop Manteca Fire Protection District is within an area identified within the UWMP to be developed by 2045.
- A Certificate of Completion for both the annexation and detachment of territory will not be issued until LMFD received mitigation payment for detachment of territory.

Attachments:

Attachment 1 Letter from the City of Manteca amending request

Attachment 2 Resolution Conditionally Approving Annexation to City of Manteca

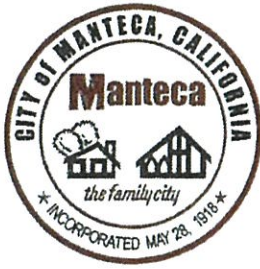
Attachment 3 Annexation Boundary Map

Attachment 4 Resolution Approving Detachment from Lathrop-Manteca Fire District

Attachment 5 Detachment Boundary Map

Attachment 6 Final Environmental Impact Report





Attachment 1

CITY OF MANTECA

Office of the City Manager

September 3, 2025

Dear Mr. Hightower

The City of Manteca respectfully requests that its annexation application be amended to include seven (7) parcels totaling 112.5 acres located at:

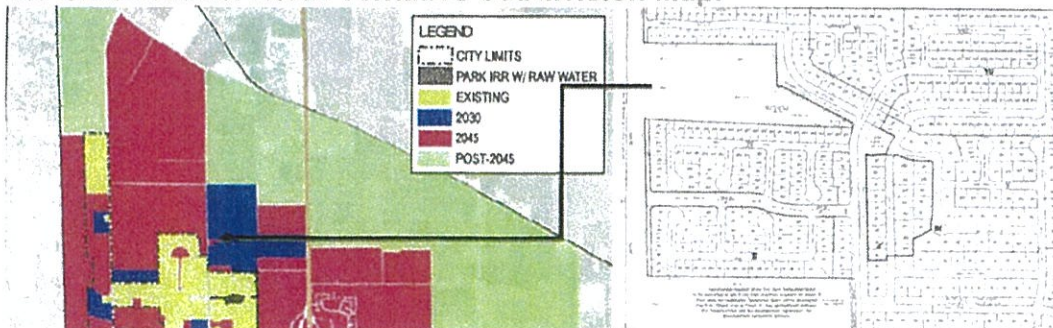
- 13508, 13764, 13836, 13898, and 13998 South Union Road
- Two (2) unaddressed parcels identified as APNs 197-020-20, 21, 22, 23, 41, 46, and 47

This request is made to ensure consistency between the annexation boundaries and the planning time horizon of the City's adopted Urban Water Master Plan (UWMP). Because of the critical nature of the City's water planning efforts, the City of Manteca further requests that the Union Ranch North annexation boundaries conform both to the UWMP service area and to LAFCo policies regarding the avoidance of unincorporated islands.

Accordingly, the City of Manteca requests that the following parcels be excluded from the annexation territory as part of the overall reorganization:

- 13510, 13588, 13602, and 13640 South Union Road (APNs 197-020-29, 30, 35, and 36).

For reference, please find attached the City's adopted UWMP service area map and the Union Ranch North Tentative Subdivision Map.



Because the four (4) parcels are surrounded on three sides by the Union Ranch North development, the City is the logical fire service provider for these properties. This would establish a consistent and efficient fire service boundary along the east side of Union

Road.

Accordingly, the City of Manteca requests that the reorganization detach these parcels from the Lathrop Manteca Fire District (LMFD), with the City serving as the successor agency for fire protection services.

The City's Fire Station No. 4 is located approximately 1.1 miles away, whereas the nearest LMFD stations are both located approximately 3.3 miles from the subject properties.

To address fiscal impacts, LMFD would receive payment to mitigate the loss of revenue upon recordation of the Certificate of Completion. Furthermore, the City and LAFCo would ensure that the applicant is reimbursed when the four (4) parcels annex into the City.

Sincerely,



Toni Lundgren
City Manager
(209) 456-8627

RESOLUTION NO. 1556

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING THE 112.50 ACRE UNION RANCH NORTH PROJECT REORGANIZATION LOCATED ON SOUTH UNION ROAD (APN'S 197-020-20,21,22,23,41,46, & 47) ANNEXATION TO THE CITY OF MANTECA WITH CONCURRENT DETACHMENT FROM LATHROP-MANTECA FIRE PROTECTION DISTRICT (LAFC 24-25)

WHEREAS, the above Union Ranch North Reorganization proposal was authorized to be filed by the City of Manteca City Council Resolution R2025-67 on April 15, 2025, and filed an application for Reorganization to the Commission and a Certificate of Filing issued on August 6, 2025, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Union Ranch North Project Reorganization boundary filed by the City of Manteca is co-terminus with the boundaries of eleven (11) parcels of land, 123.30 acres commonly referred to as 13506 through 1990 South Union Road (APN'S 197-020-20,21,22,23,41,46, & 47 and

WHEREAS, the City of Manteca Municipal Services Review was approved by the Commission on July 14, 2022, that evaluated and amended the City's Sphere of Influence consistent with the provisions of Government Code 56430; and

WHEREAS, State Government Code Section 56375(a)(1) states that the Commission shall have the power and duty to review and approve with or without amendment, wholly, partially, or conditionally proposals for changes of organization, consistent with written policies, procedures, and guidelines adopted by the commission"; and

WHEREAS, the proposed reorganization area is uninhabited and has 100% property owner consent to be annexed. Public Hearing Notices were sent to property owners and/or registered voters as well as posted in the newspaper and on SJ LAFCo website on August 20, 2025, pursuant to State Government Code Section 56079.5; and

WHEREAS, on April 21, 2025, the City of Manteca, as the lead agency for the Project, has certified a Final Environmental Impact Report (EIR)(SCH# 2023110668) and Statement of Overriding Consideration for the project pursuant to and in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Draft EIR was made available for the statutory 45-day public review period and recirculated for public review and comments received were posted and responded to by the City of Manteca within the Final EIR; and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the Notice of Determination prepared by the City of Manteca and the Commission has evaluated it's own conclusions as to whether and how to approve the proposed reorganization; and

WHEREAS, the Commission specifically considered all applicable factors described in Government Code Section 56668; and

WHEREAS, the Commission held a public hearing on the proposed reorganization on September 11, 2025, in the Board of Supervisors Chambers, 44 North San Joaquin Street, 6th Floor, Stockton, CA, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons were given an opportunity to be heard; and

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held before and on September 11, 2025.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The Union Ranch North Project Reorganization is as shown on Attachment 1 of this resolution.

Section 2. Certifies that, as a Responsible Agency, the Commission has independently reviewed, considered concurs with the City's findings that the project is exempt from further environmental review pursuant State Code of Regulations, Section 15183 as adopted by the City of Manteca.

Section 3. Finds that the proposal is inhabited pursuant to State Government Code Section 56079.5.

Section 4. Finds that no written protests were within the project area.

Section 5. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 6. Pursuant to California Government Code Section 56375(a)(1) that prior to recording a Certificate of Completion, the applicant shall submit to the Executive Officer

proof of an agreement with the Lathrop -Manteca Fire Protection District regarding mitigation for detachment from the District.

Section 8. Prior to the recordation of a Certificate of Completion, the applicant shall submit and gain approval of the annexation boundary map and legal description to the satisfaction of the County Surveyor.

Section 9. The City of Manteca, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 10. As allowed under Government Code Section 56107 and Government Code Section 56883, the Commission authorizes the Executive Officer to make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 11. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 12. The Commission finds that the proposed reorganization, as amended, to the City of Manteca will be for the interest of landowners within the City of Manteca and to the territory proposed to be reorganized to the City of Manteca.

PASSED AND ADOPTED this 11th day of September 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

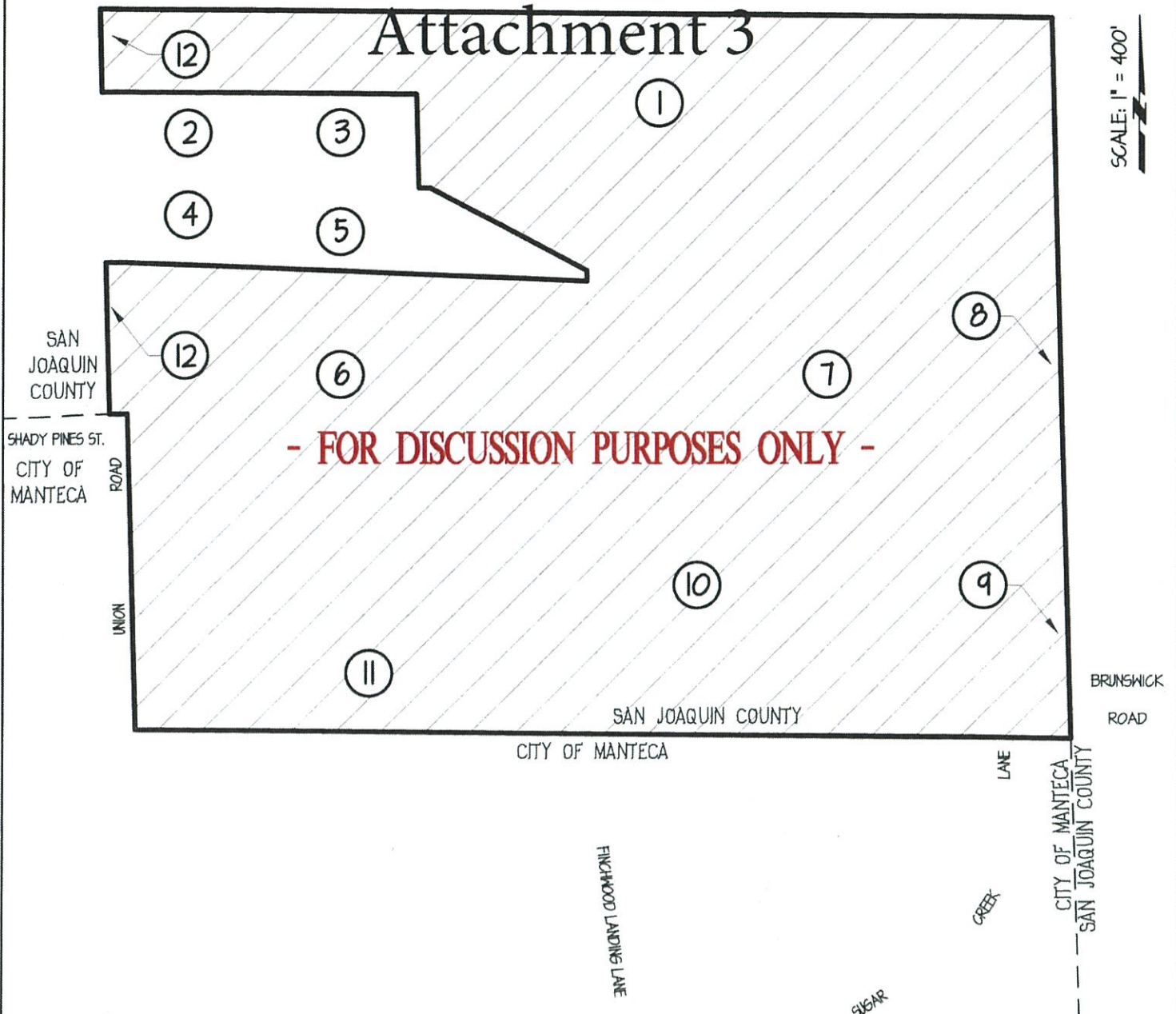
MINNIE DIALLO, CHAIRPERSON
San Joaquin Local Agency
Formation Commission

ATTEST:

MITZI STITES, COMMISSION CLERK
San Joaquin Local Agency Formation Commission

Attachment 3

SCALE: 1" = 400'



	NUMBER		ASSESSORS PARCEL NUMBER	ACREAGE
FAIXI	1	CONSENT	197-020-46	24.71 ACRES
LATASA	2		197-020-29	2 ACRES
TRIPP	3		197-020-30	3 ACRES
DASILVA	4		197-020-36	1.07 ACRES
TRIPP	5		197-020-35	4.73 ACRES
PILLSBURY	6	CONSENT	197-020-23	18.00 ACRES
PILLSBURY	7	CONSENT	197-020-22	28.15 ACRES
PILLSBURY	8	CONSENT	197-020-47	1.00 ACRES
PILLSBURY	9	CONSENT	197-020-41	0.76 ACRES
PILLSBURY	10	CONSENT	197-020-21	29.38 ACRES
DECLUSIN	11	CONSENT	197-020-20	9.61 ACRES
	12		UNION RANCH ROAD	0.89 ACRES

123.30 TOTAL ACRES

UNION RANCH NORTH ANNEXATION BOUNDARY

RESOLUTION NO. 1557

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING THE 10.8 ACRES LOCATED 13510, 13588 13602 and 13640 SOUTH UNION ROAD (APN 197-020-29, 30, 35 & 36 DETACHMENT FROM THE LATHROP-MANTECA FIRE PROTECTION DISTRICT AND APPROVING OUT OF BOUNDARY SERVICE PROVISION OF FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES TO THE CITY OF MANTECA (LACF 24-25)

WHEREAS, a proposal was filed with the San Joaquin Local Agency Formation Commission by City of Manteca, requesting the detachment of certain territory from the Lathrop-Manteca Fire Protection District] and concurrent approval to provide out of boundary fire protection and emergency response services; and

WHEREAS, the subject territory consists of approximately 10.8 acres, generally located at 13510, 13588 13602 and 13640 South Union Road (APN 197-020-29, 30, 35 & 36; and

WHEREAS, the Executive Officer has reviewed the proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) and issued a report and recommendation; and

WHEREAS, Pursuant to Government Code Section 56133, the Commission may authorize the City of Manteca to provide extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization;

WHEREAS, the subject territory is within the City of Manteca's Interim Sphere of Influence adopted by Commission on July 14, 2022; and

WHEREAS, the public fire protection and emergency response services to be provided by the City of Manteca is an alternative to the public fire protection and emergency response services already being provided by the Lathrop-Manteca Fire Protection District and the level of service to be provided by the City of Manteca is consistent with the level of service provided by the Lathrop-Manteca Fire Protection District; and

WHEREAS, both the City of Manteca has an Insurance Services Office (ISO) Rating of 2 and the he Lathrop-Manteca Fire Protection District has an ISO Rating of 2/2Y; and

WHEREAS, the City of Manteca staffs and operates City Fire Station 4 that is approximately 1.1 miles from the subject parcels and the two closest Lathrop-Manteca Fire Protection District stations are both approximately 3.3 miles from the parcels; and

WHEREAS, the City of Manteca Urban Water Master Plan identifies the territory as being within the 2045 Master Plan Projection Horizon; and

WHEREAS, the proposal has been properly noticed and set for public hearing on September 11, 2025, in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, Ca pursuant to the notice of hearing which was posted and published

WHEREAS, and this Commission has heard, received, and considered all evidence, testimony, and written materials presented at said hearing; and

WHEREAS, the proposal is consistent with LAFCO policies, spheres of influence, and the orderly provision of fire protection and emergency response services.

NOW, THEREFORE, THE COMMISSION DOES HERBY RESOLVES, DETERMINES AND ORDERS as follows:

Section 1. The Commission finds that the proposal is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, CEQA Guidelines, Section 15061(b)(3) in that the provision of out of boundary fire protection and emergency response services by the City of Manteca will have no potential to cause a significant adverse environmental impact.

Section 2. The Commission hereby approves the detachment of the subject territory from the Lathrop-Manteca Fire Protection District and annexation of the same territory into the City of Manteca Fire Department,

Section 3. Prior to assuming provision of fire protection and emergency response services by the City, the boundaries of the affected agencies, the applicant shall submit and gain approval of maps fully describing the adjusted boundaries to the satisfaction of the County Surveyor.

Section 4. This approval is dependent upon the issuance of Certificate of Completion for the Union Ranch Reorganization that includes amongst other requirements that the applicant shall submit to the Executive Officer proof of an agreement with the Lathrop - Manteca Fire Protection District regarding mitigation for detachment from the District.

Section 5. The Commission directs the Executive Officer to conduct all necessary proceedings to complete this action, including recordation and filing with the State Board of Equalization/Department of Tax and Fee Administration.

Section 6. The City of Manteca, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its

agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 7. As allowed under Government Code Section 56107 and Government Code Section 56883, the Commission authorizes the Executive Officer to make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 8. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 9. The Commission finds that the proposed out of boundary fire protection and emergency response service provision by the City of Manteca will be for the interest of landowners, present and future residents of the area and is being done in preparation of the future annexation of the area to the City of Manteca.

PASSED AND ADOPTED this 11th day of September 2025, by the following vote:

- **AYES:**
- **NOES:**
- **ABSTAIN:**
- **ABSENT:**

Resolution 1557

Minnie Diallo , Chairperson
San Joaquin Local Agency
Formation Commission

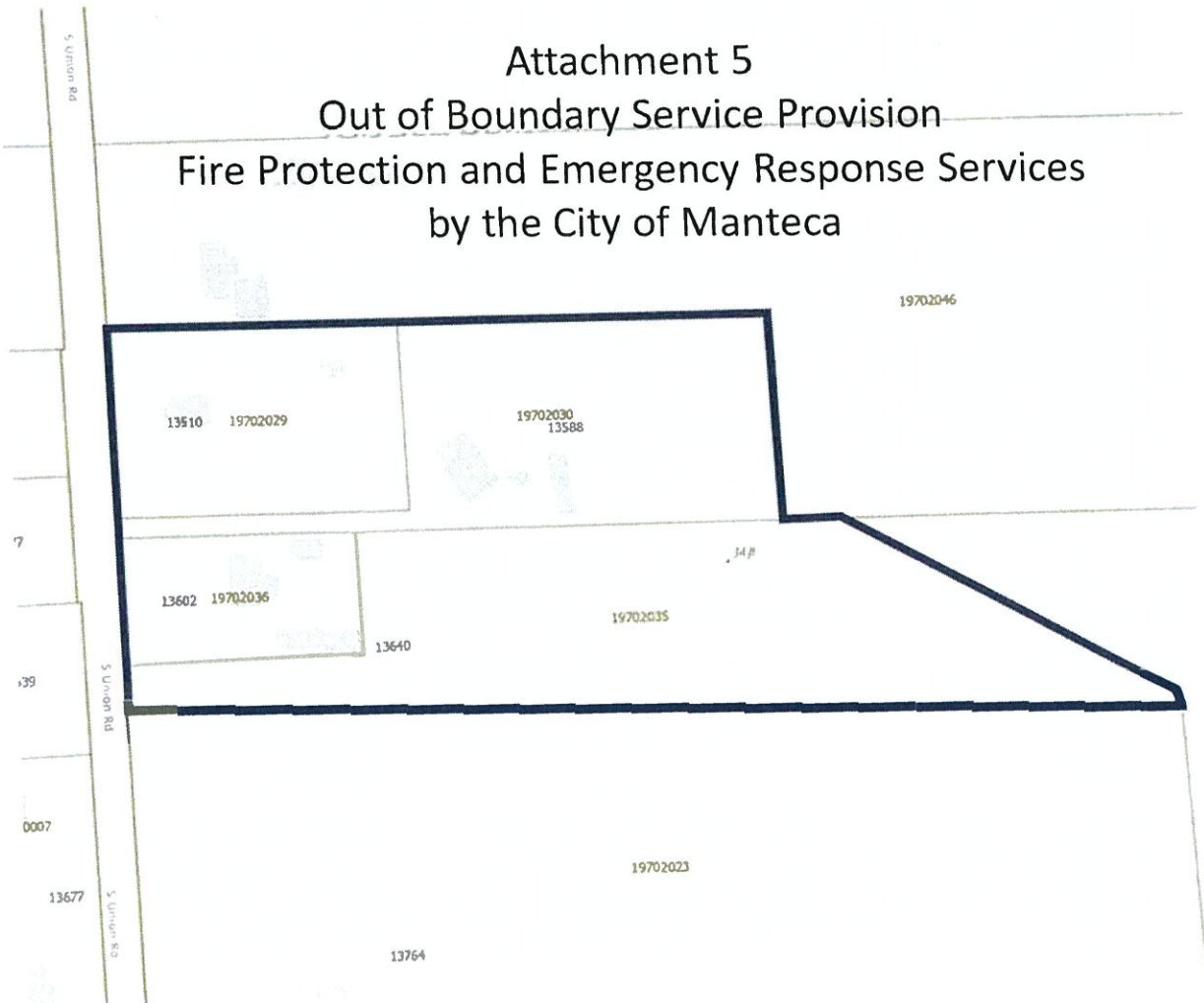
ATTEST:

Mitzi Stites, Commission Clerk
San Joaquin Local Agency
Formation Commission

Attachments:

- Exhibit A – Legal Description
- Exhibit B – Map

Attachment 5
Out of Boundary Service Provision
Fire Protection and Emergency Response Services
by the City of Manteca



FINAL EIR

FOR THE

UNION RANCH NORTH PROJECT

JANUARY 10, 2025

Prepared for:

City of Manteca
Development Services
1215 W. Center Street, Suite 201
Manteca, CA 95337
(209) 456-8500

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

FINAL EIR
FOR THE
UNION RANCH NORTH PROJECT

JANUARY 10, 2025

Prepared for:

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INTRODUCTION

The City of Manteca (City) determined that a Project-level environmental impact report (EIR) was required for the proposed Union Ranch North Project (proposed Project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

A Project EIR is an EIR which examines the environmental impacts of a specific development project. This type of EIR focuses primarily on the changes in the environment that would result from the proposed Project. A Project EIR examines all phases of a project including planning, construction, and operation. The Project EIR approach is appropriate for the proposed Project because it allows comprehensive consideration of the reasonably anticipated scope of the proposed Project, including development and operation of the proposed Project, as described in greater detail below.

PROJECT DESCRIPTION

The following provides a summary and overview of the proposed Project. Chapter 2.0 of the Draft EIR includes a detailed description of the proposed Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the proposed Project.

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

- Annexation Area – includes the whole of the Project site (approximately 133.18 acres), including the approximate 101.1-acre Development Area, the approximate 32.08-acre Non-Development Areas, and all public right-of-way along Union Road fronting the Development and Non-Development Areas.
- Development Area - includes the parcels being annexed that will be entitled for subdivision and development (101.1 acres).
- Non-Development Area - includes the parcels being annexed that will not be entitled for subdivision or development. This includes three separate areas, each described as an Annexation SubArea. The three areas total (32.08 acres) and are further defined below:
 - Annexation SubArea 1 - 9.82 ac
 - Annexation SubArea 2 - 10.98 ac
 - Annexation SubArea 3 - 11.28 ac

The principal goal of the proposed Project is the annexation of the Project site into the City of Manteca, and approval and subsequent development of the Project. The quantifiable goals and objectives of the proposed Project include annexation of 133.18 acres, which includes a Development and Non-development Area.

ES EXECUTIVE SUMMARY

The quantifiable objectives include the development of up to 465 single family residential units (the Tentative Map reflects 455 units). The quantifiable objectives include the development of approximately 4.75 acres for the development of 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 objectives 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 residential product 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.
- Annex the three Annexation SubAreas to avoid the creation of islands. Annexation of these areas would establish a logical and orderly city limit line that promotes the efficient extension of municipal services.
- Allow all existing property owners with existing and legal non-conforming uses located in the Non-Development Areas (SubArea 1, 2, and 3) to continue to use and enjoy their properties in perpetuity in the same manner as prior to annexation. Non-conforming uses include the existing agricultural uses (orchards, row crops, livestock/farm animals, fowl/poultry, apiary, etc.), existing residences, existing outbuildings, equipment storage, roadways, irrigation, etc. even if left fallow or not used for such temporarily.

The proposed Project will expand the existing circulation system to serve the proposed Project and northern Manteca. Roadway access to the Project site would also be available directly from the residential community just to the south of the Project site. Additionally, the proposed Project will provide sidewalks, bike lanes, and landscaping to offer additional bicycling and walking facilities for all of Manteca's residents. This includes the continuation of the Tide Water Bike Trail through the Project site. The Development Area and its circulation system is a natural progression of the existing developed land uses and the street network in northern Manteca.

The proposed Project will connect to Brunswick Rd. The site design will align with the existing streets to maintain a high degree of connectivity between neighborhoods and minimize circuitous travel per GP Policy C-2.7. Connection to Brunswick Rd. is necessary to provide an alternative route that is direct and convenient per GP Policy C-2.5. The street connection is necessary to facilitate a Class II Bike Lane along Brunswick Rd. as shown in Figure C-3: Active Transportation Plan - Bicycle Network.

EXECUTIVE SUMMARY ES

The construction of on-site infrastructure improvements would be required to accommodate development of the Development Area, including water, storm drainage, wastewater, and regulated dry utilities.

The storm drainage strategy will utilize a phased approach that would include construction of a 4.57 acres temporary storm drainage basin within the Tentative Map development area, and ultimately a connection to a future offsite storm drainage basin/park proposed and controlled by the City of Manteca to the north of the Project site. The temporary on-site basins must be sized and calculated to the specifications of the City Engineer. Once replaced by an offsite permanent basin, the 4.57 acres that makes up the temporary basin will be decommissioned and replaced with the residential lots as shown on the tentative map. As tributary to the future offsite storm drainage basin/park to be located to the north, the Project will be required to design and develop/contribute to the permanent offsite storm drainage solution. If a permanent/long term basin/park is developed on-site, the City will need to review and approve the size, location, and design per City standards to ensure it functions as a long-term storm drainage solution.

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.

ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines require an EIR to describe a reasonable range of alternatives to the Project or to the location of the Project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed Project. Three alternatives to the proposed Project were developed based on input from City staff and the technical analysis performed to identify the environmental effects of the proposed Project. The alternatives analyzed in this EIR include the following three alternatives in addition to the proposed Project.

- **No Project (No Build) Alternative:** Under this alternative, development of the Project site would not occur, and the Project site would remain in its current existing condition.
- **Increased Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of the residential uses would be increased.
- **Agricultural Protection Alternative:** Under this alternative, the proposed Project would be developed in such a way to protect those lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developed areas to a greater extent than the Increased Density Alternative.

Alternatives are described in detail in Chapter 5. Table ES-1 provides a comparison of the alternatives using a qualitative matrix that compares each of the alternatives' impacts to the proposed Project, as well as relative to each of the other Project alternatives (in parentheses).

ES EXECUTIVE SUMMARY

TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED PROJECT

ENVIRONMENTAL ISSUE	NO PROJECT (NO BUILD) ALT.	INCREASED DENSITY ALT.	AGRICULTURAL PROTECTION ALT.
Aesthetics and Visual Resources	Less (Best)	Less (3rd Best)	Less (2nd Best)
Agricultural Resources	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Air Quality	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Biological Resources	Less (Best)	Less (3rd Best)	Less (2nd Best)
Cultural and Tribal Resources	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Geology and Soils	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Greenhouse Gases, Climate Change and Energy	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Hazards and Hazardous Materials	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Hydrology and Water Quality	Less (Best)	Less (3rd Best)	Less (2nd Best)
Land Use, Population, and Housing	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Noise	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Public Services and Recreation	Less (Best)	Less (3rd Best)	Less (2nd Best)
Transportation and Circulation	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Utilities	Less (Best)	Equal (3rd Best)	Less (2nd Best)
Wildfire	Less (Best)	Equal (3rd Best)	Less (2nd Best)

GREATER = GREATER IMPACT THAN THAT OF THE PROPOSED PROJECT

LESS = LESS IMPACT THAN THAT OF THE PROPOSED PROJECT

EQUAL = NO SUBSTANTIAL CHANGE IN IMPACT FROM THAT OF THE PROPOSED PROJECT

As shown in the table, the No Project (No Build) Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Agricultural Protection Alternative would be the environmentally superior alternative because all environmental issues would have reduced impacts compared to the Project. It is noted that neither the Agricultural Protection Alternative nor the Increased Density Alternative fully meet all the Project objectives.

COMMENTS RECEIVED

The Draft EIR addressed environmental impacts associated with the proposed Project that are known to the City, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discussed potentially significant impacts associated with aesthetics and visual resources, agricultural resources, air quality, biological resources, biological resources, cultural and tribal resources, geology and soils, greenhouse gas emissions and energy hazards and hazardous materials, hydrology and water quality, land use planning, noise, public services, traffic, utilities, and wildfire.

During the NOP process, several comments were received related to the analysis that were included in the Draft EIR. These comments are included as Appendix A of the Draft EIR, and were considered during preparation of the Draft EIR.

The City received one (1) comment letter regarding the Draft EIR. This comment letter on the Draft EIR is identified in Table 2.0-1 of this Final EIR. The comments received during the Draft EIR review processes are addressed within this Final EIR.

This Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Manteca (City) is the lead agency for the environmental review of the proposed Project and has the principal responsibility for approving the proposed Project. This Final EIR assesses the expected environmental impacts resulting from approval of the proposed Project and associated impacts from subsequent development and operation of the proposed Project, as well as responds to comments received on the Draft Environmental Impact Report (Draft EIR).

1.1 PURPOSE AND INTENDED USES OF THE EIR

CEQA REQUIREMENTS FOR A FINAL EIR

This Final EIR for the proposed Project has been prepared in accordance with the State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a Final EIR consist of the following:

- the Draft EIR or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

PURPOSE AND USE

The City, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval, construction, and operation of the proposed Project. Responsible and trustee agencies that may use the EIR are identified in Chapters 1.0 and 2.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the proposed Project. While CEQA requires that consideration be given to avoiding adverse

1.0 INTRODUCTION

environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all aspects of construction and operation of the proposed Project. The details and operational characteristics of the proposed Project are identified in Chapter 2.0, Project Description, of the Draft EIR.

1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

The City of Manteca circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on November 28, 2023 to the State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Organizations, and Interested Persons. A public scoping meeting was held on December 12, 2023 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and comments received on the NOP by interested parties are presented in Appendix A.

NOTICE OF AVAILABILITY AND DRAFT EIR

The City published a public Notice of Availability (NOA) for the Draft EIR on March 1, 2024, inviting comment from the public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2023110668) and the County Clerk, and was published in a local newspaper pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review and comment from March 1, 2024 through April 15, 2024.

Additionally, the Draft EIR was made available at the City's Development Services Department and was posted on the City's website at:

<https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>

The Draft EIR contains the Project Description, Environmental Setting, identification of Project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

RESPONSE TO COMMENTS/FINAL EIR

The City received one (1) comment letter regarding the Draft EIR. This comment letter on the Draft EIR is identified in Table 2.0-1, and is found in Chapter 2.0 of this Final EIR.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR, as required by CEQA. This Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0, Revisions. This document, as well as the Draft EIR as amended herein, constitute the Final EIR.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The City of Manteca will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the Manteca City Council may certify the Final EIR in accordance with CEQA and City of Manteca environmental review procedures and codes. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project which intelligently take account of environmental consequences.

Upon review and consideration of the Final EIR, the City Council may take action to approve, revise, or reject the proposed Project. A decision to approve the proposed Project, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093. A Mitigation Monitoring and Reporting Program, as described below, would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the proposed Project to reduce or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program has been designed to ensure that these measures are carried out during Project implementation, in a manner that is consistent with the EIR.

1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION

Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead, agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

1.0 INTRODUCTION

CHAPTER 2.0 – COMMENTS ON THE DRAFT EIR AND RESPONSES

Chapter 2.0 provides a list of commenters, copies of written and electronic comments made on the Draft EIR (coded for reference), and responses to those written comments.

CHAPTER 3.0 – REVISIONS

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments received on the Draft EIR.

CHAPTER 4.0 – FINAL MMRP

Chapter 4.0 consists of a Mitigation Monitoring and Reporting Program (MMRP). The MMRP is presented in a tabular format that presents the impacts, mitigation measure, and responsibility, timing, and verification of monitoring.

2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the proposed Project, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement.

Sections 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and revisions.

2.2 LIST OF COMMENTERS

Table 2.0-1 lists the comments on the Draft EIR that were submitted to the City of Manteca (City) during the 45-day public review period for the Draft EIR. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.). During the 45-day review period for the Draft EIR, the City received one comment letter.

TABLE 2.0-1 LIST OF COMMENTERS ON DRAFT EIR

<i>RESPONSE LETTER</i>	<i>INDIVIDUAL OR SIGNATORY</i>	<i>AFFILIATION</i>	<i>DATE</i>
A	Morgan Kilgour, PhD	California Department of Fish and Wildlife	4-12-2024

2.3 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the proposed Project and do not need to provide all the information requested by the commenter, if a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the proposed Project and ways to avoid or mitigate the significant effects of the proposed Project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the Draft EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

- Each letter is lettered or numbered (i.e., Letter A) and each comment within each letter is numbered (i.e., comment A-1, comment A-2).

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670-4599
916-358-2900
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 12, 2024

Lea C. Simvoulakis
Senior Planner
City of Manteca
1001 W. Center St.
Manteca, CA 95336
lsimvoulakis@manteca.gov

Subject: Union Ranch North
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
SCH No. 2023110668

Dear Lea C. Simvoulakis:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Availability of a DEIR from the City of Manteca (City) for the Union Ranch North (Project) pursuant to the California Environmental Quality Act (CEQA) statute and guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

A-1

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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April 12, 2024
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CDFW may also act as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project site is located in the city of Manteca at approximately Latitude: 37.845167 and Longitude: -121.235301.

The Project consists of the development of 465 single family residential units. The quantifiable objectives include the development of park, open space, and trail totaling approximately 9.44 acres. The development of the neighborhood park, upland open space, and trail will total approximately 6.23 acres. The continuation of the Tide Water Bike Trail will be approximately 2.21 acres. 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 Project description should include the whole action as defined in the CEQA Guidelines section 15070 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment staging areas, spoils areas, adjacent infrastructure development, and access and haul roads if applicable.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, CDFW concludes that an Environmental Impact Report is appropriate for the Project.

COMMENT 1: Nesting Bird Surveys. Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species. (Less than Significant with Mitigation), 3.4-27.

Issue: The Nesting Raptors (Birds of Prey) section prescribes preconstruction surveys during the nesting season of March 1 through August 31 to avoid impacts to nesting birds. However, CDFW typically recommends preconstruction surveys to take place between February 1 and August 31, to capture nesting activity early in the season and ensure compliance with Fish and Game Code section 3503. Preconstruction surveys starting on February 15 may not capture early nesting species such as Burrowing Owl (*Athene cunicularia*), which have been shown to nest as early as February 1. Additionally, early

A-1 Cont'd

A-2

COMMENTS ON DRAFT EIR AND RESPONSES 2.0

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seasonal warming, exacerbated by climate change, may further expedite nesting prior to February 15.

A-2 Cont'd

Recommendation or Recommended Mitigation Measure: CDFW recommends the start of the preconstruction survey window be extended to February 1.

COMMENT 2: Fish and Game Code §1601-1603 – Streambed Alteration. 3.4-15.

Issue: The DEIR references that a Streambed Alteration Agreement may be needed. However, there is no mention of what Project activities (e.g., grading) would impact resources under Fish and Game Codes Section 1602 and require a Streambed Alteration Agreement. Additionally, the DEIR also incorrectly states that "These agreements are usually initiated through the local CDFW warden..." Information on CDFW's Notification and the online permitting portal can be found at: <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>

Recommendation or Recommended Mitigation Measure: CDFW recommends the DEIR is updated with the following text:

"Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following activities:

- a. Substantially divert or obstruct the natural flow of any river, stream, or lake;
- b. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- c. Deposit debris, waste or other materials where it may pass into any river, stream or lake.

A-3

If CDFW determines that the Project activities may substantially adversely affect an existing fish or wildlife resource based on a Project notification under Fish and Game Codes Section 1602, a Lake and Streambed Alteration (LSA) Agreement will be issued which will include reasonable measures necessary to protect the resource."

CDFW recommends the draft DEIR clearly state which Project activities may impact resources under Fish and Game Codes Section 1602 and require notification submission to CDFW for those activities subject to Fish and Game Codes Section 1602. Furthermore, CDFW recommends early consultation, since modification of the Project may avoid or reduce impacts to fish and wildlife resources.

COMMENT 3: Manteca General Plan Update (Proposed), Policies: Resource Conservation Element, 3.4-20.

Issue: The Policies: Resource Conservation Element section includes recommendations for updates to the Manteca General Plan. The proposed changes may not be sufficient to address concerns related to Project impacts.

A-4

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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Recommendation or Recommended Mitigation Measure: CDFW recommends that the proposed changes incorporate the following principles to promote the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species within the Plan:

1. The City shall promote the preservation and restoration of contiguous areas of natural habitat throughout the city and support their integration with existing and future preserves;
2. The City shall retain plant and wildlife habitat areas where there are known sensitive resources (e.g., sensitive habitats, special-status, threatened, endangered, candidate species, and species of concern). Particular attention shall be focused on retaining habitat areas that are contiguous with other existing natural areas and/or wildlife movement corridors;
3. The City shall preserve the ecological integrity of creek corridors, canals, and drainage ditches that support riparian resources by preserving native plants and, to the extent feasible, removing invasive nonnative plants. If not feasible, adverse impacts on riparian habitat shall be mitigated by the preservation and/or restoration of this habitat in compliance with State and federal regulations in perpetuity;
4. The City shall preserve and protect wetland resources including creeks, rivers, ponds, marshes, vernal pools, and other seasonal wetlands, to the extent feasible. If not feasible, the mitigation of all adverse impacts on wetland resources shall be required in compliance with State and federal regulations protecting wetland resources, and if applicable, special-status species such as: Swainson's hawk (*Buteo swainsoni*), and Burrowing Owl (*Athene cunicularia*). Additionally, the City shall require either on- or off-site permanent preservation of an equivalent amount of wetland habitat to ensure no net loss of value and/or function;
5. The City shall preserve and protect native grasslands and vernal pools that provide habitat for rare and endangered species. If not feasible, the mitigation of all adverse impacts on annual grasslands shall comply with State and federal regulations protecting foraging habitat for those species known to utilize this habitat;
6. The City shall preserve, protect, and avoid impacts to natural, undisturbed habitats that provide movement corridors for sensitive wildlife species. If corridors are adversely affected, damaged habitat shall be replaced with habitat of equivalent value or enhanced to enable the continued movement of species;
7. The City shall consider the potential impact on sensitive plants and wildlife for each Project requiring discretionary approval. If site conditions are such that potential habitat for sensitive plant and/or wildlife species may be present, the City shall require habitat assessments, prepared by a qualified biologist, for sensitive plant and wildlife species. If the habitat assessment determines that suitable habitat for sensitive plant and/or wildlife species is present, then either (1) protocol-level surveys shall be conducted (where survey protocol has been established by a resource agency), or, in the absence of established survey protocol, a focused survey shall be conducted consistent with industry recognized best practices; or (2)

A-4 Cont'd

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suitable habitat and presence of the species shall be assumed to occur within all potential habitat locations identified on the Project site. Survey Reports shall be prepared and submitted to the City and CDFW or the United States Fish and Wildlife Service (USFWS) (depending on the species) for further consultation and development of avoidance and/or mitigation measures consistent with State and federal law;

8. The City will thoroughly analyze future Projects' potential direct, indirect, and cumulative impacts on biological resources. To ensure these impacts are fully analyzed, the City will define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA Guidelines, § 15064, subd. (f)). The City shall analyze potential direct impacts from lighting, noise, human activity, and wildlife-human interactions created by development activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages, as well as analyze potential indirect impacts including resources in areas adjacent to the Project footprint, such as nearby public lands, open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands. Additionally, the City shall analyze a Project's cumulative impacts and determine if that contribution would result in a significant impact;
9. The City will adopt appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of construction and long-term operation and maintenance of Projects. Mitigation will be roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355);
10. The City shall support active habitat restoration and enhancement to reduce impact of climate change stressors and improve overall resilience of habitat within existing parks and open space in the city;
11. The City shall support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and how to manage development to preserve native wildlife populations, to the extent they are consistent with habitat protection requirements; and
12. The City shall comply with all applicable laws related to nesting birds and birds of prey. Potential habitat for nesting birds and birds of prey is present throughout the City of Lodi. The City shall analyze all potential activities that may incur a direct or indirect take to nongame nesting birds within the city and provide appropriate avoidance, minimization, and/or mitigation measures to avoid take. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The City shall also include specific avoidance and minimization measures that will be implemented should a nest be located within a Project site. In addition to larger, protocol level survey efforts and scientific assessments, final preconstruction surveys may be required no more than fifteen

A-4 Cont'd

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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(15) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.

A-4 Cont'd

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

A-5

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

A-6

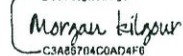
CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

A-7

CDFW appreciates the opportunity to comment on the DEIR for the Union Ranch North Project to assist the City in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further coordination should be directed to Zach Kearns, Environmental Scientist at (916) 358-1134 or zachary.kearns@wildlife.ca.gov.

Sincerely,

DocuSigned by:

C3A85704C0AD4F6

Morgan Kilgour, PhD
Regional Manager

COMMENTS ON DRAFT EIR AND RESPONSES 2.0

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Union Ranch North

April 12, 2024

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cc: Billie Wilson, Senior Environmental Scientist (Supervisory)
Zach Kearns, Environmental Scientist
Department of Fish and Wildlife

Office of Planning and Research, State Clearinghouse, Sacramento

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

Response to Letter A: Morgan Kilgour, PhD, California Department of Fish and Wildlife

Response A-1: The commentor provides a brief introduction, including an understanding of the project description, including its location, size, type of development, and the General Plan Amendment associated with the Project.

This provides introductory text to the comment letter. No further response to this comment is warranted.

Response A-2: The commentor states that the commentor is providing comments and recommendations within this comment letter to mitigate the Project's significant, or potentially significant environmental impacts to fish and wildlife (biological) resources. The comments and recommendations are presented as three separated comments. "Comment 1" is addressed below, "Comment 2" is addressed under Response A-3, and "Comment 3" is addressed in Response A-4.

COMMENT 1: Nesting Bird Surveys. *Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species. (Less than Significant with Mitigation), 3.4-27.*

Issue: *The Nesting Raptors (Birds of Prey) section prescribes preconstruction surveys during the nesting season of March 1 through August 31 to avoid impacts to nesting birds. However, CDFW typically recommends preconstruction surveys to take place between February 1 and August 31, to capture nesting activity early in the season and ensure compliance with Fish and Game Code section 3503. Preconstruction surveys starting on February 15 may not capture early nesting species such as Burrowing Owl (*Athene cunicularia*), which have been shown to nest as early as February 1. Additionally, early seasonal warming, exacerbated by climate change, may further expedite nesting prior to February 15.*

Recommendation or Recommended Mitigation Measure: *CDFW recommends the start of the preconstruction survey window be extended to February 1.*

This comment is noted. Edits to the text on page 3.4-28 of the Biological Resources section of the Draft EIR are presented in Section 3.0 Errata of this Final EIR.

Response A-3: The commentor presents "Comment 2" regarding Streambed Alteration.

COMMENT 2: Fish and Game Code §1601-1603 – Streambed Alteration. *3.4-15.*

Issue: *The DEIR references that a Streambed Alteration Agreement may be needed. However, there is no mention of what Project activities (e.g., grading) would impact resources under Fish and Game Codes Section 1602 and require a Streambed Alteration Agreement. Additionally, the DEIR also incorrectly states that "These agreements are usually initiated through the local CDFW warden..."*

Information on CDFW's Notification and the online permitting portal can be found at: <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>

Recommendation or Recommended Mitigation Measure: CDFW recommends the DEIR is updated with the following text:

"Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following activities:

- a. Substantially divert or obstruct the natural flow of any river, stream, or lake;*
- b. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or*
- c. Deposit debris, waste or other materials where it may pass into any river, stream or lake.*

If CDFW determines that the Project activities may substantially adversely affect an existing fish or wildlife resource based on a Project notification under Fish and Game Codes Section 1602, a Lake and Streambed Alteration (LSA) Agreement will be issued which will include reasonable measures necessary to protect the resource."

CDFW recommends the draft DEIR clearly state which Project activities may impact resources under Fish and Game Codes Section 1602 and require notification submission to CDFW for those activities subject to Fish and Game Codes Section 1602. Furthermore, CDFW recommends early consultation, since modification of the Project may avoid or reduce impacts to fish and wildlife resources.

Contrary to the commenter's statements, the DEIR does not indicate that a Streambed Alteration Agreement may be needed. In fact, the discussion under Impact 3.4-6 states that the Project site does not contain protected wetlands or other jurisdictional areas and there is no need for permitting associated with the Federal or State Clean Water Acts. The misunderstanding may lie in the Impact 3.4-6 statement which is designed to follow the CEQA Appendix G Checklist question. For clarification, edits to the text on page 3.4-30 of the Biological Resources section of the Draft EIR are presented in Section 3.0 Errata of this Final EIR.

Response A-4: The commentor presents "Comment 3" regarding General Plan policies.

COMMENT 3: *Manteca General Plan Update (Proposed), Policies: Resource Conservation Element, 3.4-20.*

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

Issue: The Policies: Resource Conservation Element section includes recommendations for updates to the Manteca General Plan. The proposed changes may not be sufficient to address concerns related to Project impacts.

Recommendation or Recommended Mitigation Measure: CDFW recommends that the proposed changes incorporate the following principles to promote the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species within the Plan:

1. *The City shall promote the preservation and restoration of contiguous areas of natural habitat throughout the city and support their integration with existing and future preserves;*
2. *The City shall retain plant and wildlife habitat areas where there are known sensitive resources (e.g., sensitive habitats, special-status, threatened, endangered, candidate species, and species of concern). Particular attention shall be focused on retaining habitat areas that are contiguous with other existing natural areas and/or wildlife movement corridors;*
3. *The City shall preserve the ecological integrity of creek corridors, canals, and drainage ditches that support riparian resources by preserving native plants and, to the extent feasible, removing invasive nonnative plants. If not feasible, adverse impacts on riparian habitat shall be mitigated by the preservation and/or restoration of this habitat in compliance with State and federal regulations in perpetuity;*
4. *The City shall preserve and protect wetland resources including creeks, rivers, ponds, marshes, vernal pools, and other seasonal wetlands, to the extent feasible. If not feasible, the mitigation of all adverse impacts on wetland resources shall be required in compliance with State and federal regulations protecting wetland resources, and if applicable, special-status species such as: Swainson's hawk (*Buteo swainsoni*), and Burrowing Owl (*Athene cunicularia*). Additionally, the City shall require either on- or off-site permanent preservation of an equivalent amount of wetland habitat to ensure no net loss of value and/or function;*
5. *The City shall preserve and protect native grasslands and vernal pools that provide habitat for rare and endangered species. If not feasible, the mitigation of all adverse impacts on annual grasslands shall comply with State and federal regulations protecting foraging habitat for those species known to utilize this habitat;*
6. *The City shall preserve, protect, and avoid impacts to natural, undisturbed habitats that provide movement corridors for sensitive wildlife species. If*

corridors are adversely affected, damaged habitat shall be replaced with habitat of equivalent value or enhanced to enable the continued movement of species;

- 7. The City shall consider the potential impact on sensitive plants and wildlife for each Project requiring discretionary approval. If site conditions are such that potential habitat for sensitive plant and/or wildlife species may be present, the City shall require habitat assessments, prepared by a qualified biologist, for sensitive plant and wildlife species. If the habitat assessment determines that suitable habitat for sensitive plant and/or wildlife species is present, then either (1) protocol-level surveys shall be conducted (where survey protocol has been established by a resource agency), or, in the absence of established survey protocol, a focused survey shall be conducted consistent with industry recognized best practices; or (2) potential habitat locations identified on the Project site. Survey Reports shall be prepared and submitted to the City and CDFW or the United States Fish and Wildlife Service (USFWS) (depending on the species) for further consultation and development of avoidance and/or mitigation measures consistent with State and federal law;*
- 8. The City will thoroughly analyze future Projects' potential direct, indirect, and cumulative impacts on biological resources. To ensure these impacts are fully analyzed, the City will define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA Guidelines, § 15064, subd. (f)). The City shall analyze potential direct impacts from lighting, noise, human activity, and wildlife-human interactions created by development activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages, as well as analyze potential indirect impacts including resources in areas adjacent to the Project footprint, such as nearby public lands, open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands. Additionally, the City shall analyze a Project's cumulative impacts and determine if that contribution would result in a significant impact;*
- 9. The City will adopt appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of construction and long-term operation and maintenance of Projects. Mitigation will be roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355);*

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

- 10. The City shall support active habitat restoration and enhancement to reduce impact of climate change stressors and improve overall resilience of habitat within existing parks and open space in the city;*
- 11. The City shall support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and how to manage development to preserve native wildlife populations, to the extent they are consistent with habitat protection requirements; and*
- 12. The City shall comply with all applicable laws related to nesting birds and birds of prey. Potential habitat for nesting birds and birds of prey is present throughout the City of Lodi. The City shall analyze all potential activities that may incur a direct or indirect take to nongame nesting birds within the city and provide appropriate avoidance, minimization, and/or mitigation measures to avoid take. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The City shall also include specific avoidance and minimization measures that will be implemented should a nest be located within a Project site. In addition to larger, protocol level survey efforts and scientific assessments, final preconstruction surveys may be required no more than fifteen (15) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.*

This comment is noted. The comment, issue, and recommendations are regarding General Plan policies. The General Plan is a separate City document and is not part of the proposed Project. The DEIR presented policies contained in both the 2023 General Plan, which was existing at the time the DEIR was circulated, and the policies contained in the General Plan Update. Since the DEIR was published, the General Plan, including the policies that are described in the DEIR, were approved/adopted by the City of Manteca. The General Plan Update process that led to the adoption of these policies were part of a public process that exceeded five years, and included numerous opportunities for the CDFW to participate. The recommendations provided in this comment will be presented to the City Council for their consideration, but the proposed Project is not the appropriate document or project in which changes to the General Plan could occur. The recommendations are presented here, but there are no edits to the DEIR warranted, given that the DEIR presents the adopted policies.

Response A -5: The commentor states that CEQA requires that information in EIRs and NDs be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. The commentor requests that special-status species and

natural communities detected during Project surveys be reported to the CNDDDB. The commentor also provides a hyperlink to the CNDDDB field survey form, and an email where the completed CNDDDB form can be sent.

This comment is noted. There were no special status species that were observed during field surveys, therefore, there are no occurrences to enter the CDFW's CNDDDB. The project site and habitat conditions are described in detail in the Project Description, and an analysis of biological resources is provided in Chapter 3. There will be a supplemental field survey performed by the San Joaquin Council of Governments prior to authorization of the ITMMs under the HCP/NCCP that is applicable to the area. No further response to these comments is warranted.

Response A-6: The commentor states that the Project would require assessment of filing fees. The commentor further states that fees are payable upon filing of the NOD by the Lead Agency.

This comment is noted. The CDFW filing fee is paid to the County Clerk upon filing all NODs. No further response to this comment is warranted.

Response A-7: The commentor provides a conclusion to the comment letter.

No further response to this comment is warranted.

2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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This section includes minor edits and changes to the Draft EIR. These modifications resulted from responses to comments received during the public review period for the Draft EIR.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5.

These changes are provided in revision marks with underline for new text and ~~strike out for deleted text~~.

3.1 REVISIONS TO THE DRAFT EIR

2.0 PROJECT DESCRIPTION

The following change was made to page 2.0-1 of Section 2.0 Project Description.

2.2 PROJECT SITE DEFINED

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

- Annexation Area – includes the whole of the Project site (approximately 133.18 acres), including the approximate ~~106-04101.1~~ 106-04101.1-acre Development Area, the approximate ~~27-1432.08~~ 27-1432.08-acre Non-Development Areas, and all public right-of-way along Union Road fronting the Development and Non-Development Areas.
- Development Area - includes the parcels being annexed that will be entitled for subdivision and development (~~106-04101.1~~ 106-04101.1 acres).
- Non-Development Area - includes the parcels being annexed that will not be entitled for subdivision or development. This includes three separate areas, each described as an Annexation SubArea. The three areas total (~~27-1432.08~~ 27-1432.08 acres) and are further defined below:
 - Annexation SubArea 1 - 9.82 ac
 - Annexation SubArea 2 - ~~6-0410.98~~ 6-0410.98 ac
 - Annexation SubArea 3 - 11.28 ac

2.3 PROJECT SETTING

EXISTING SITE CONDITIONS

The Annexation Area includes approximately 133.18 acres within seventeen Assessor parcels (APNs). This includes the Union Ranch North Project Area (APNs 197-020-21, 197-020-22, 197-020-23, ~~197-020-35~~, 197-020-41, 197-020-46, 197-020-47), Annexation SubArea 1 (APN 197-020-20), Annexation SubArea 2 (APNs 197-020-29, 197-020-30, ~~197-020-35~~, 197-020-36), and Annexation SubArea 3 (APNs 204-100-03, 204-100-05, 204-100-06, 204-100-07, 204-100-08, 204-100-28). Figure 2.0-4 shows an APN map of the Project site.

The following change was made to page 2.0-3 of Section 2.0 Project Description.

3.0 REVISIONS

GENERAL PLAN LAND USE DESIGNATIONS

GENERAL PLAN UPDATE

The following presents the definition of the existing uses under the General Plan Update, as well as the Previous General Plan.

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.

MDR (Medium Density Residential): This designation provides for smaller single-family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks. The density range will accommodate small-lot single family homes that will typically be smaller in size and more affordable to residents. Density ranges from 8.1 to 20 dwelling units per acre.

Commercial (C): 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.

Park (P): This designation provides for neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, city irrigation, city potable wells, trees and natural habitat areas.

~~**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.~~

~~**VLDR (Very Low Density Residential):** The VLDR land use category will provide for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Residential units shall be permitted to deviate from standard lot dimensions within agricultural areas in order to cluster dwellings together and thereby allow for continued agricultural use. The agricultural use areas that remain on the residential parcel shall be subject to an easement dedicated to the City that allows continued agricultural use, but prohibits any further non-agricultural related development.~~

~~**AG (Agriculture):** This designation provides for agricultural uses (such as vineyards, orchards, row crops, farm animals), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to agriculture, and similar and compatible uses.~~

~~**Park (P):** This designation provides for neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming~~

pool, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, city irrigation, city potable wells, trees and natural habitat areas.

The City of Manteca adopted a General Plan Update on July 18, 2023. Figure 2.0-6 depicts the General Plan Update land uses for the Project site. The General Plan Update shows the Development Area portion of the Project site with a Low Density Residential, High Density Residential, and Park land use designation. Additionally, the General Plan Update shows the Annexation SubArea 1 and 2 as Low Density Residential, and Annexation SubArea 3 as Low Density Residential, Medium Density Residential, and Commercial.

The proposed Project includes a General Plan Amendment that proposes land uses that are mostly consistent with the land uses shown in the General Plan Update. The exception is a portion of the Project site is designated High Density Residential in the General Plan Update, and the proposed Project would require a General Plan Amendment to change that use to Low Density Residential. It should be noted that a referendum to overturn the recently adopted General Plan is planned for mid-2024. Should the referendum pass, the adoption of the new General Plan would be overturned, and the land uses associated with the Project site would revert to the pre-existing land uses within the Project site prior to adoption of the new General Plan update. As such, the proposed General Plan Amendment is also intended to accommodate the proposed Project should the referendum of the General Plan Update be approved.

The following presents the definition of the existing uses under the General Plan Update, as well as the Previous General Plan:

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.

HDR (High Density Residential): This designation provides for multi-family townhome, condominium, and apartment style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Sites should be located near a neighborhood park, a neighborhood commercial center, or jobs centers and should provide pedestrian and bicycle connections to these amenities and services.

Park (P): This designation provides for neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, city irrigation, city potable wells, trees and natural habitat areas.

PREVIOUS 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.

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~~**VLDR (Very Low Density Residential):** The VLDR land use category will provide for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Residential units shall be permitted to deviate from standard lot dimensions within agricultural areas in order to cluster dwellings together and thereby allow for continued agricultural use. The agricultural use areas that remain on the residential parcel shall be subject to an easement dedicated to the City that allows continued agricultural use, but prohibits any further non-agricultural related development.~~

~~**AG (Agriculture):** This designation provides for agricultural uses (such as vineyards, orchards, row crops, farm animals), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to agriculture, and similar and compatible uses.~~

~~**Park (P):** This designation provides for neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, city irrigation, city potable wells, trees and natural habitat areas.~~

The following change was made to page 2.0-5 of Section 2.0 Project Description.

PROJECT OBJECTIVES

The principal goal of the proposed Project is the annexation of the Project site into the City of Manteca, and approval and subsequent development of the Project. The quantifiable goals and objectives of the proposed Project include annexation of 133.18 acres, which includes a Development and Non-development Area.

The quantifiable objectives include the development of up to 465 single family residential units (the Tentative Map reflects 455 units). The quantifiable objectives include the development of approximately 4.75 acres for the development of Tide Water Bike Trail 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 following change was made to page 2.0-6 of Section 2.0 Project Description.

2.5 PROJECT ENTITLEMENTS

GENERAL PLAN AMENDMENT

Amend the General Plan Land Use Map to replace the ~~High Density Residential uses-Park use~~ on the Project site with a combination of linear park use for the Tidewater Bike Trail and with Low Density Residential uses. The existing land use designations are shown in Figure 2.0-6, and the proposed land use designations are shown in Figure 2.0-7a.

PRE-ZONING

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 Project site consistent with the

General Plan Land Uses that are proposed in the General Plan Amendment. The proposed rezoning is shown in Figure 2.0-7b.

TENTATIVE SUBDIVISION MAPS

The proposed Project includes a Tentative Map that would ultimately be developed in phases. The Tentative Map covers approximately ~~106.04101.1~~ acres within ~~seven-six~~ Assessor parcels (APNs). This includes the Union Ranch North Project Area (APNs 197-020-21, 197-020-22, 197-020-23, ~~197-020-35~~, 197-020-41, 197-020-46, 197-020-47).

The Tentative Map would result in the subdivision of a total of approximately ~~106.04101.1~~ acres into up to 465 single family residential units ~~(the Tentative Map reflects 455 units).~~ ~~The proposed Project would provide 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 proposed Project would provide approximately 4.75 acres for the development 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. Figure 2.0-8 illustrates the proposed site plan for the Project site, and the full Tentative Map for each Subdivision is included as Attachment A.

ANNEXATION

The proposed Project includes an annexation of seventeen APNs totaling approximately 133.18 acres. This includes ~~106.04101.1~~ acres for development, and ~~27.1432.08~~ acres that is not proposed for development, but is being annexed to avoid the creation of islands. The ~~27.1432.08~~ acres is located on ~~ten-elevent~~ APNs and will be designated as an existing and legal non-conforming use whereby all property owners are allowed to continue to use and enjoy their properties in perpetuity in the same manner as prior to annexation. Non-conforming uses include the existing agricultural uses (orchards, row crops, livestock/farm animals, fowl/poultry, apiary, etc.), existing residences, existing outbuildings, equipment storage, roadways, irrigation, etc. even if left fallow or not used for such temporarily.

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.

2.6 DEVELOPMENT PROJECT CHARACTERISTICS

RESIDENTIAL DEVELOPMENT

The proposed Project is primarily a residential development anticipated to provide up to approximately 465 single-family residential units ~~(the Tentative Map reflects 455 units).~~ Development of housing will depend on market conditions and demand.

PARKS

~~The proposed Project would provide 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.~~

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The proposed Project would provide development of approximately 4.75 acres for the development of Tide Water Bike Trail.

CIRCULATION

The proposed Project will expand the existing circulation system to serve the proposed Project and northern Manteca. Roadway access to the Project site would also be available directly from the residential community just to the south of the Project site. Additionally, the proposed Project will provide sidewalks, bike lanes, and landscaping to offer additional bicycling and walking facilities for all of Manteca's residents. This includes the continuation of the Tide Water Bike Trail through the Project site. The Development Area and its circulation system is a natural progression of the existing developed land uses and the street network in northern Manteca.

The proposed Project will connect to Bronswick Rd. The site design will align with the existing streets to maintain a high degree of connectivity between neighborhoods and minimize circuitous travel per GP Policy C-2.7. Connection to Bronswick Rd. is necessary to provide an alternative route that is direct and convenient per GP Policy C-2.5. The street connection is necessary to facilitate a Class II Bike Lane along Bronswick Rd. as shown in Figure C-3: Active Transportation Plan - Bicycle Network.

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.

Water System

The Project site would be served by a new potable and non-potable water distribution system. The proposed water system will be a looped system of water lines with various points-of-connection to existing City mains to comply with City Master Plans and standards. A water system analysis will be prepared during future design of Improvement Plans to ensure that the final design is compliant with fire flow and pressure standards.

Wastewater System

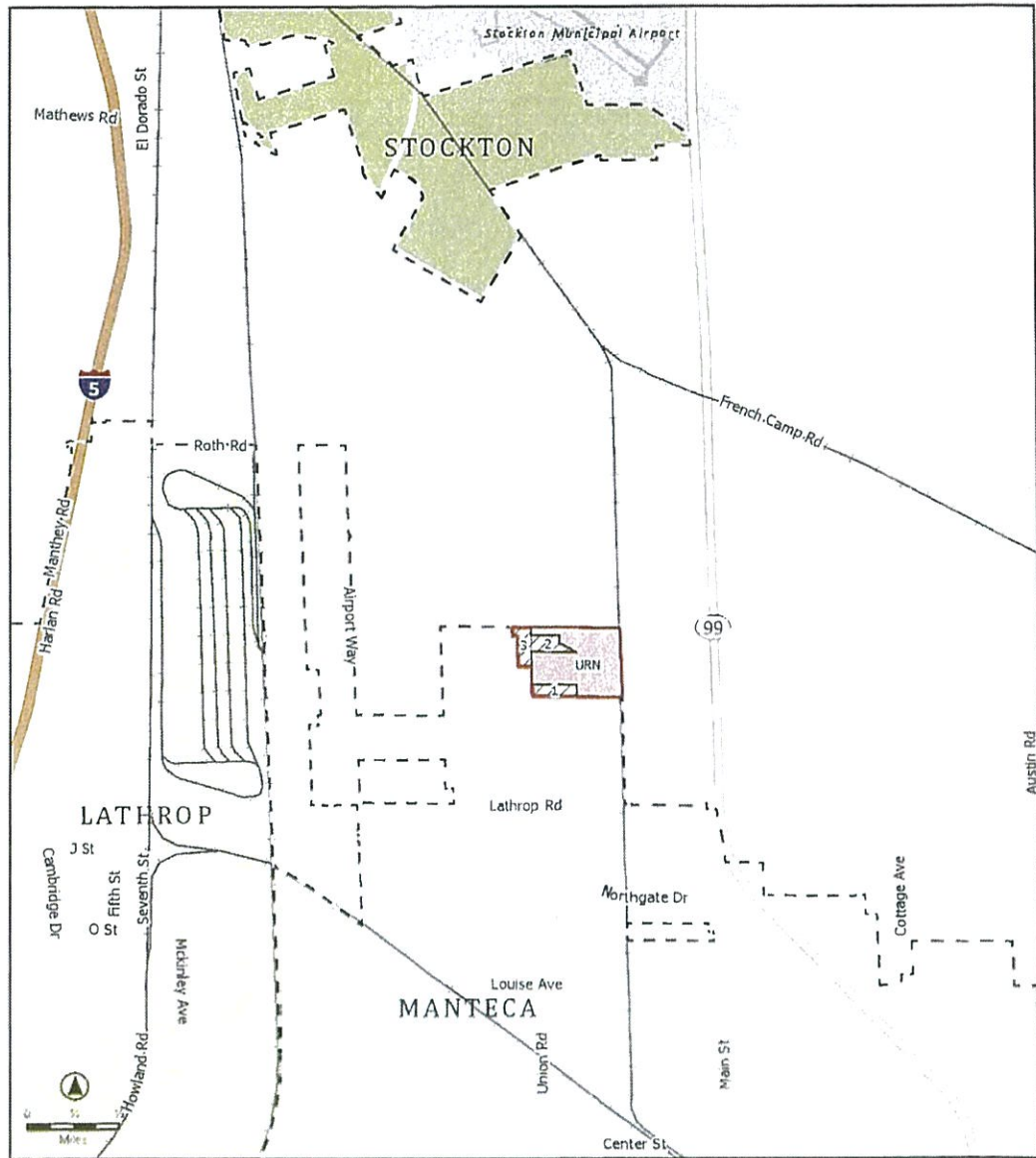
The Project site would be served by a new wastewater collection system installed within the North Manteca Collection Shed (NMCS). The NMCS has been planned to serve areas of future growth in the north of Manteca. The proposed wastewater conveyance facilities would connect to the existing sewer mains as part of the 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.

Storm Drainage

The Project site would include construction of a new storm drainage system, including a drainage collection system, storm drain pump stations, and detention basins. The final basin location and design will conform to the Manteca Design Specifications and Standards and will be finalized during the Improvement Plan phase.

The storm drainage strategy will utilize a phased approach that would include construction of a 4.57 acres temporary storm drainage basin within the Tentative Map development area, and ultimately a connection to a future offsite storm drainage basin/park proposed and controlled by the City of Manteca to the north of the Project site. The temporary on-site basins must be sized and calculated to the specifications of the City Engineer. Once replaced by an offsite permanent basin, the 4.57 acres that makes up the temporary basin will be decommissioned and replaced with the residential lots as shown on the tentative map. As

3.0 REVISIONS



LEGEND

- Annexation Area
- Union Ranch North
- Annexation Subarea
- City Limits

UNION RANCH NORTH

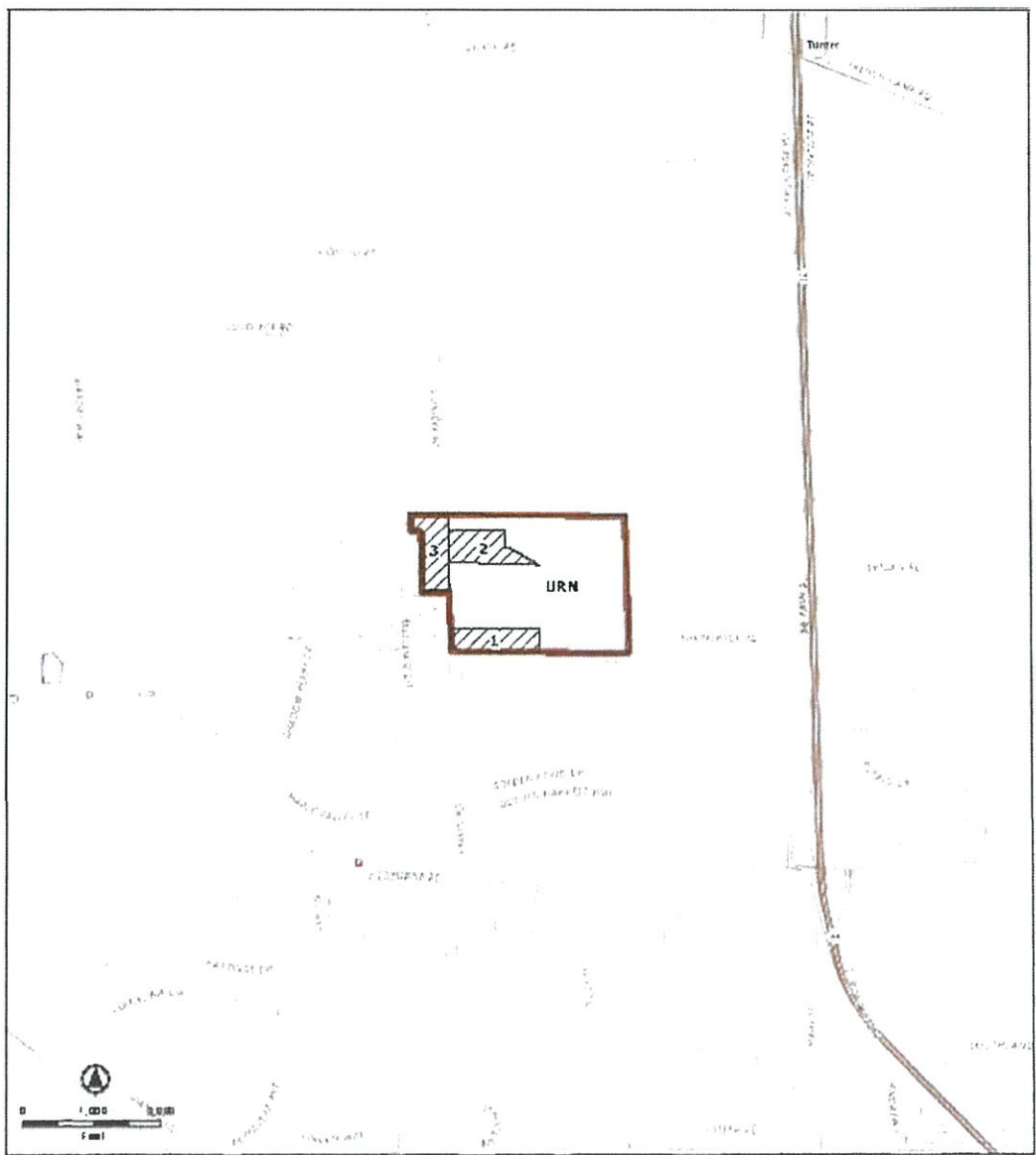
Figure 2.0-2. Vicinity Map

Source: San Joaquin County GIS; City of Manteca. Map Date: January 19, 2022

tributary to the future offsite storm drainage basin/park to be located to the north, the Project will be required to design and develop/contribute to the permanent offsite storm drainage solution. If a permanent/long term basin/park is developed on-site, the City will need to review and approve the size, location, and design per City standards to ensure it functions as a long-term storm drainage solution.

The detention basins are intended to help attenuate peak flows before drainage discharge is pumped into storm drainage facilities. The proposed detention basins are joint-use facilities providing park/recreation uses when not being used for stormwater detention. The 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.

The following figures from Section 2.0 Project Description have been updated. The updates do not change the overall boundary of the Project site, but Annexation Subarea 2 now includes a parcel that was previously part of the Union Ranch North Tentative Subdivision Map, and as a result on that parcel no longer being part of the subdivision, the subdivision layout warranted revisions. The figures reflect a revised subdivision layout, as well as a temporary stormwater basin.



- LEGEND**
- Annexation Area
 - Union Ranch North
 - Annexation Subarea

UNION RANCH NORTH

Figure 2.0-3. USGS Topographic Map

Sources: San Joaquin County Office of Planning and Development
USGS Topographic Map Series, Topo 100, January 10, 2015

San Joaquin County Office of Planning and Development
January 10, 2015

3.0 REVISIONS

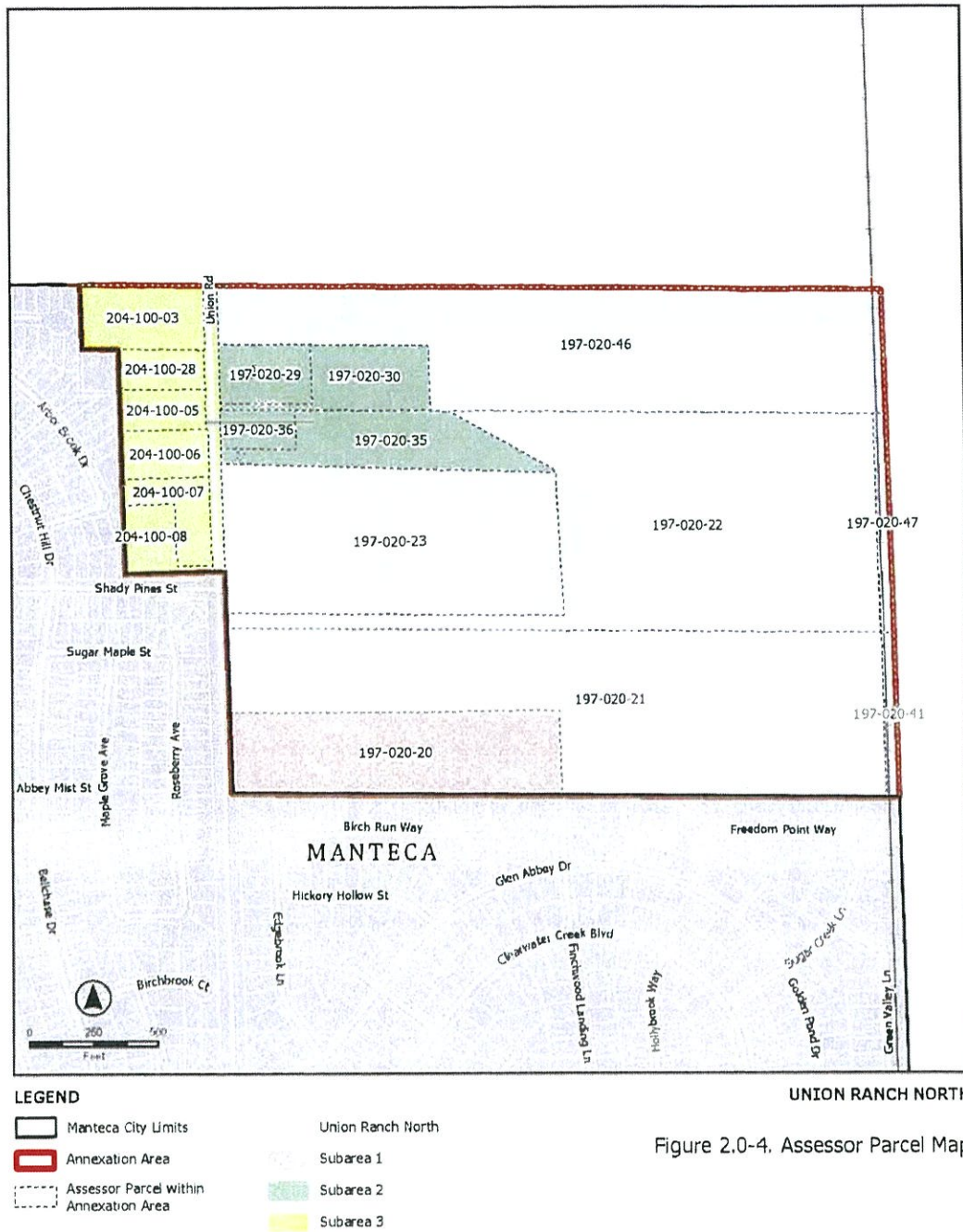
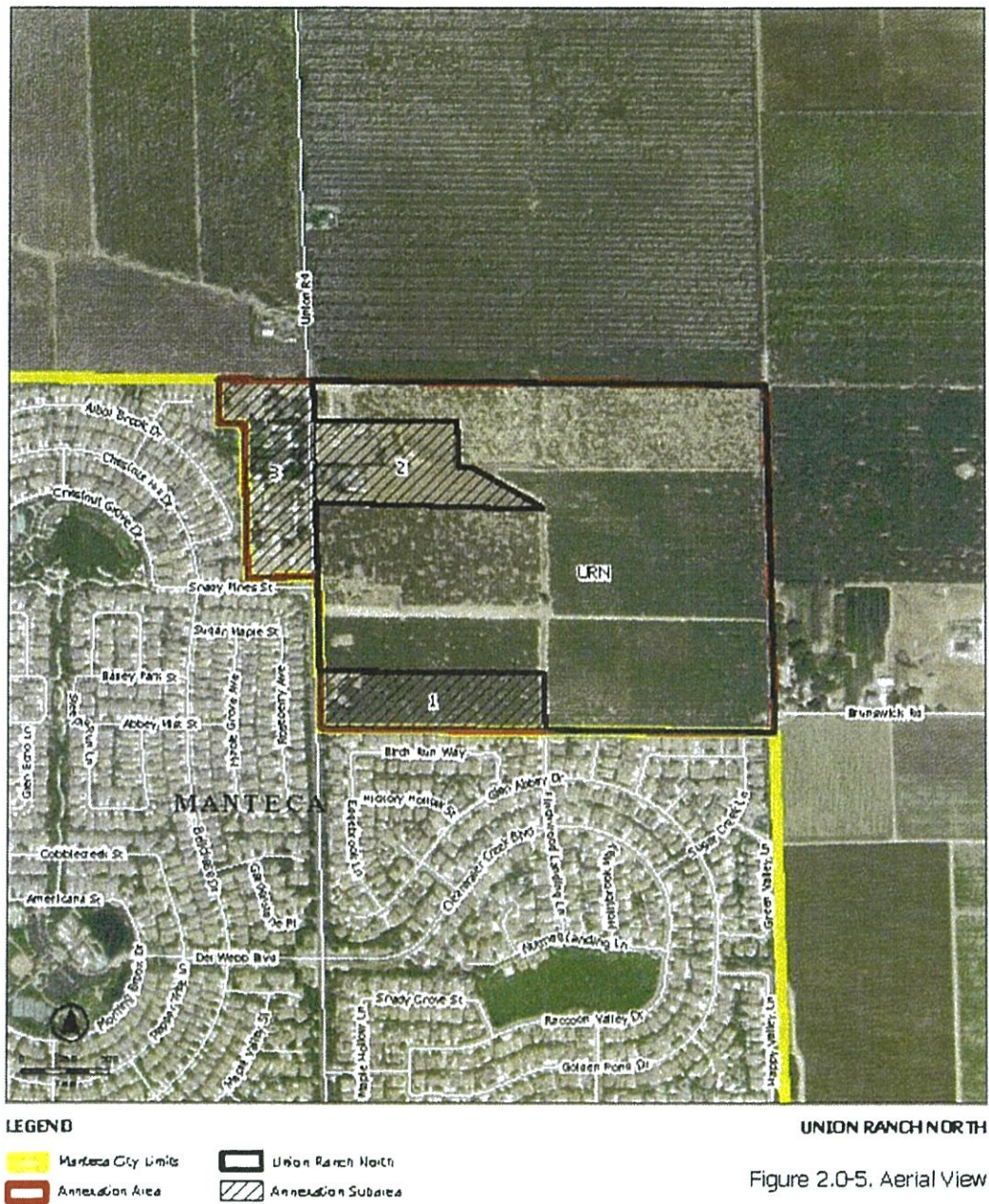


Figure 2.0-4. Assessor Parcel Map

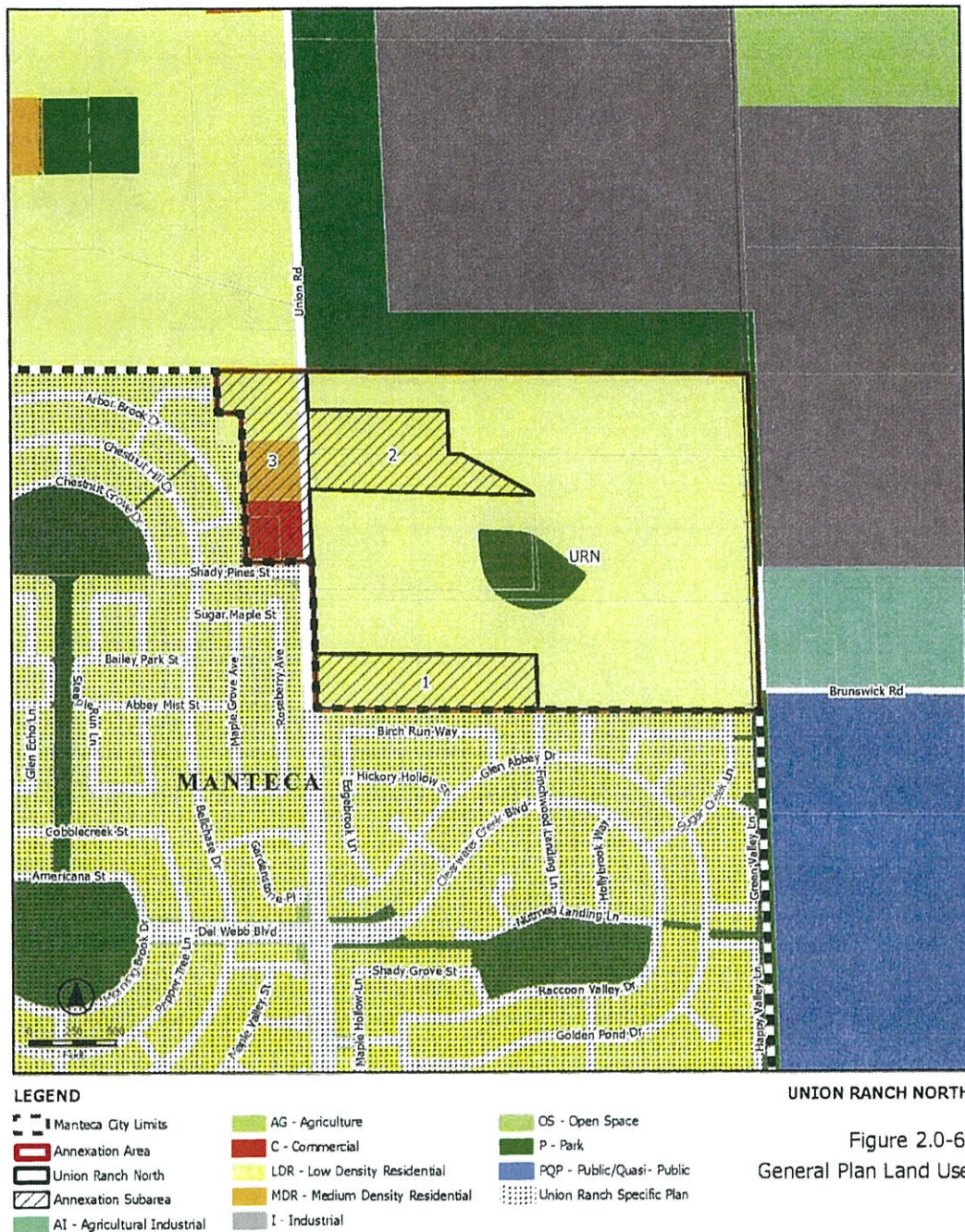
Sources: San Joaquin County GIS; City of Manteca. Map date: January 10, 2025



Sources: San Joaquin County GIS, City of Manteca, AerialGIS Online, WorldSatellite.com, MapSource 8.0.0.0, MapSource 8.0.0.0, 2015

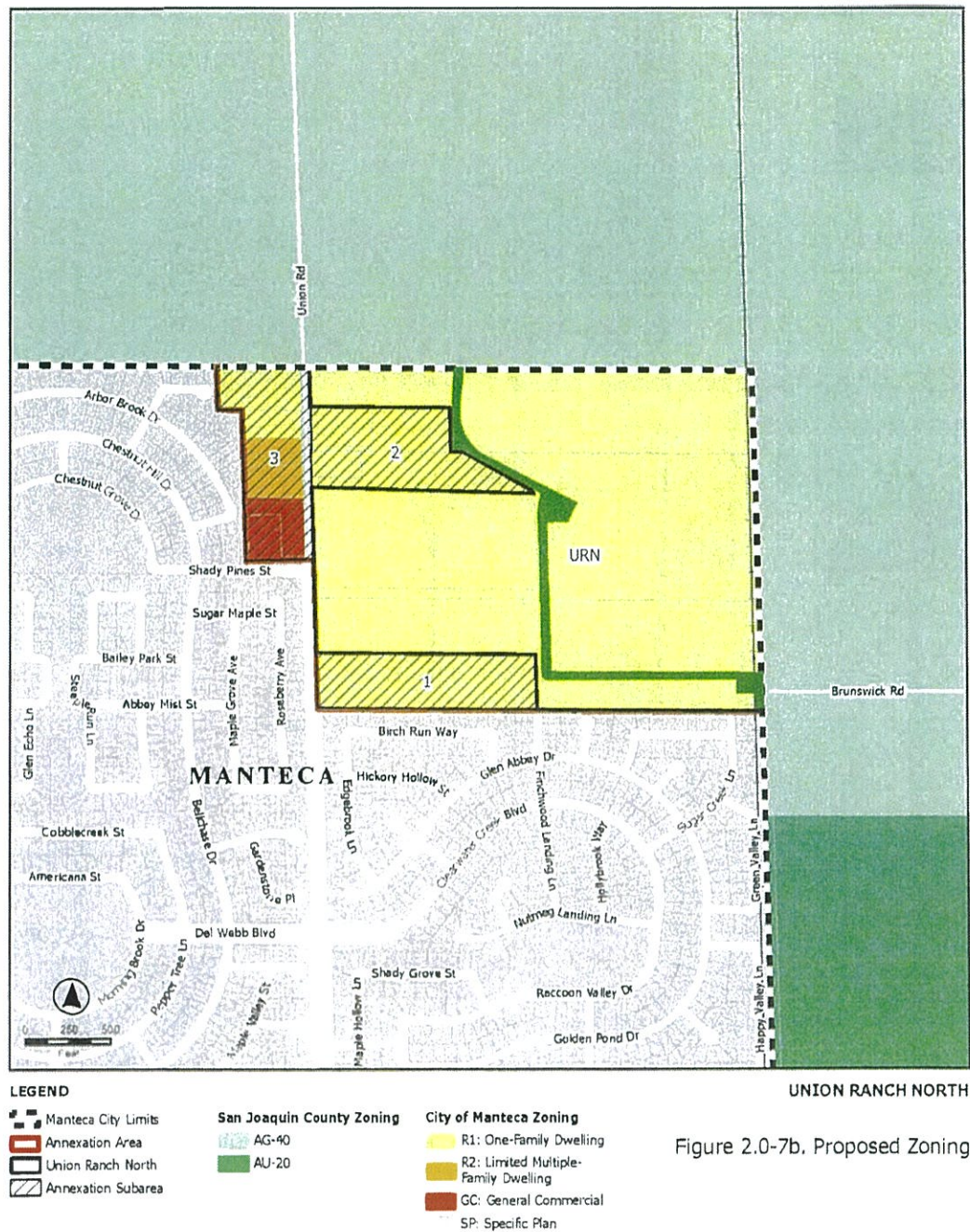
Map of Union Ranch North, 2015

3.0 REVISIONS

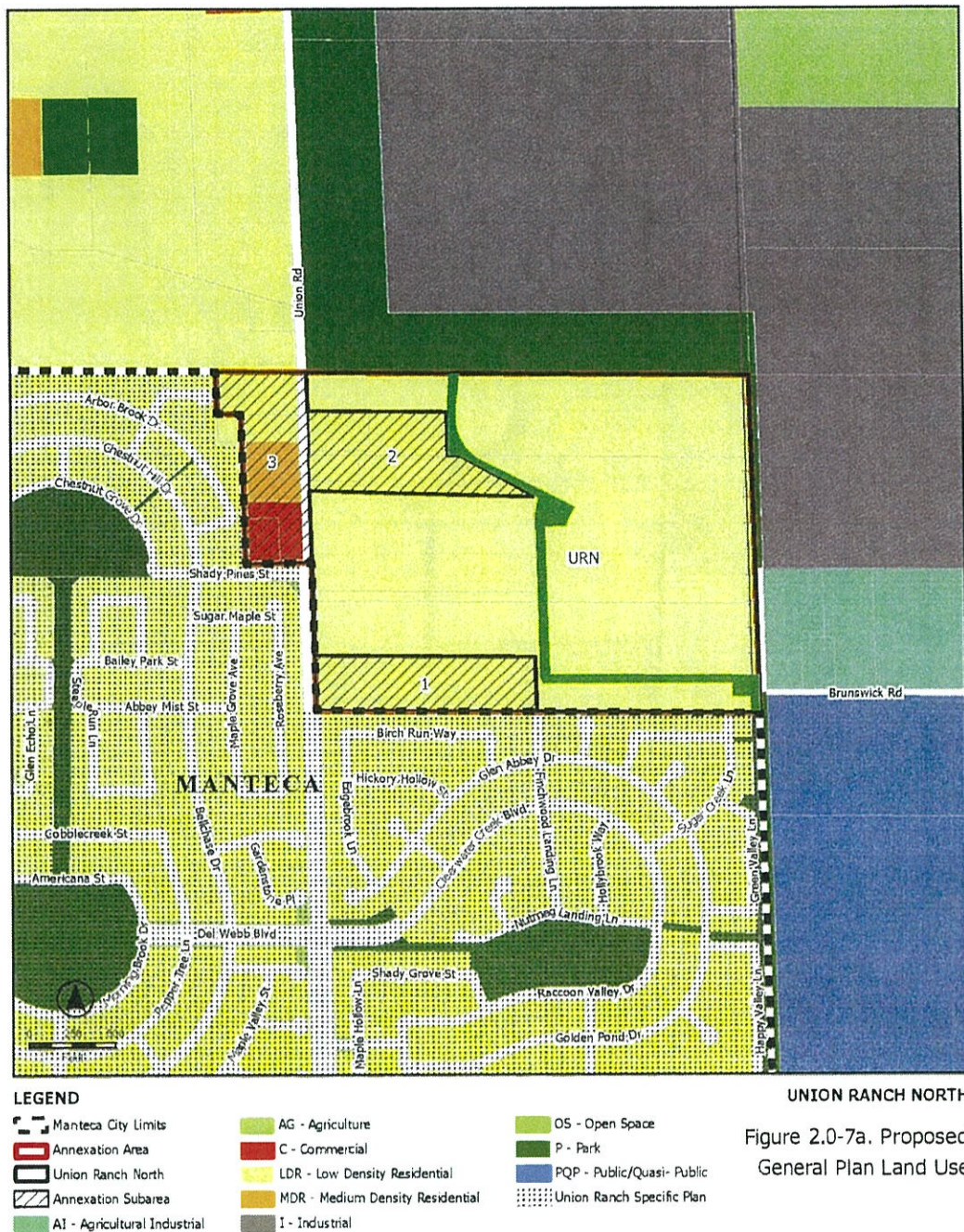


Sources: San Joaquin County CIP; City of Manteca General Plan, Adopted February 2024 Map date: January 10, 2025

3.0 REVISIONS



Sources: San Joaquin County GIS; City of Manteca. Map date: January 10, 2025



Sources: San Joaquin County GIS; City of Manteca. Map date: January 10, 2025

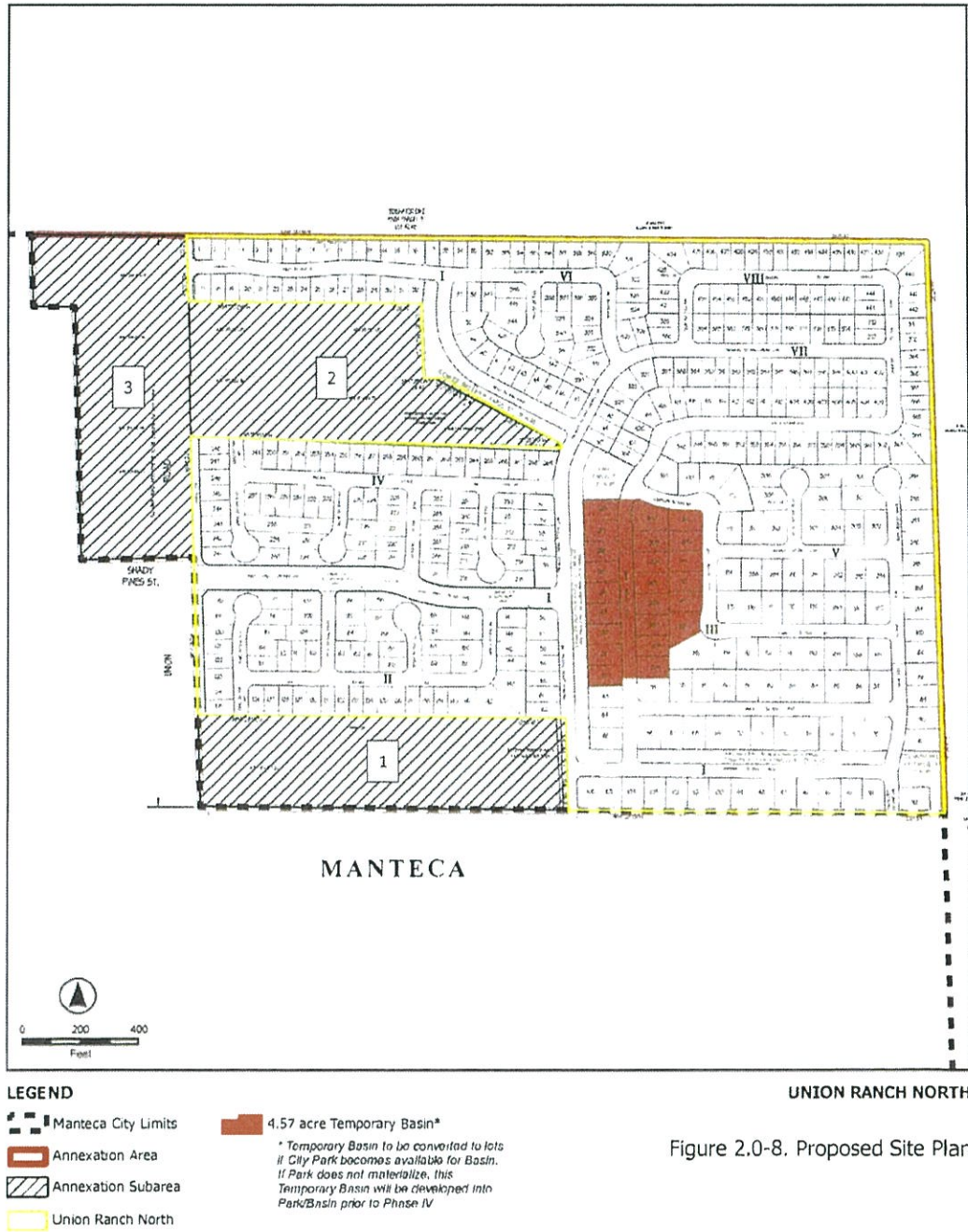
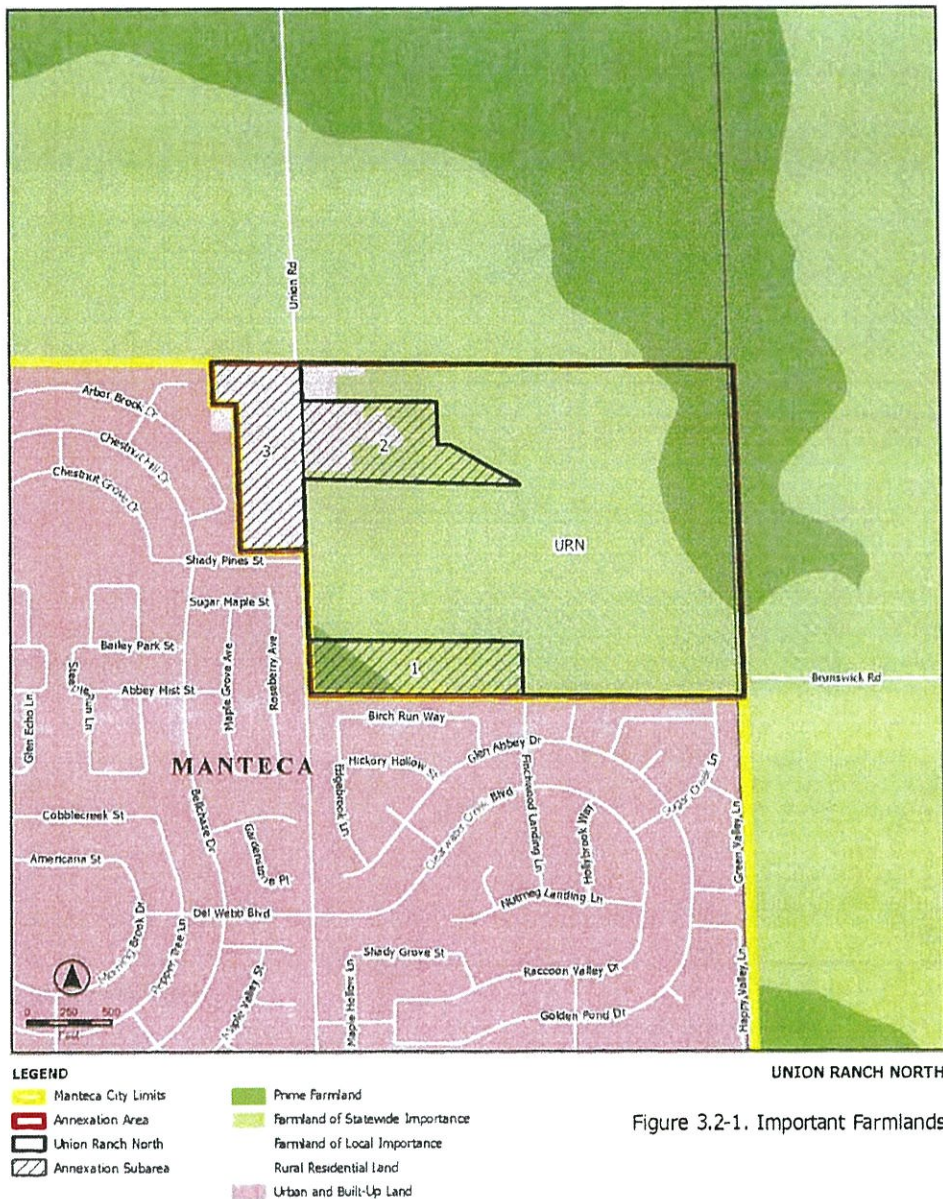


Figure 2.0-8. Proposed Site Plan

3.0 REVISIONS

3.2 AGRICULTURAL RESOURCES

The following figures from Section 3.2 Agricultural Resources has been updated. The updates do not change the overall boundary of the Project site, but Annexation Subarea 2 now includes a parcel that was previously part of the Union Ranch North Tentative Subdivision Map.



Source: California Department of Pesticide Regulation, Farmland Mapping and Monitoring Program; San Joaquin County 2018; San Joaquin County GIS; City of Manteca. Map date: January 16, 2025.

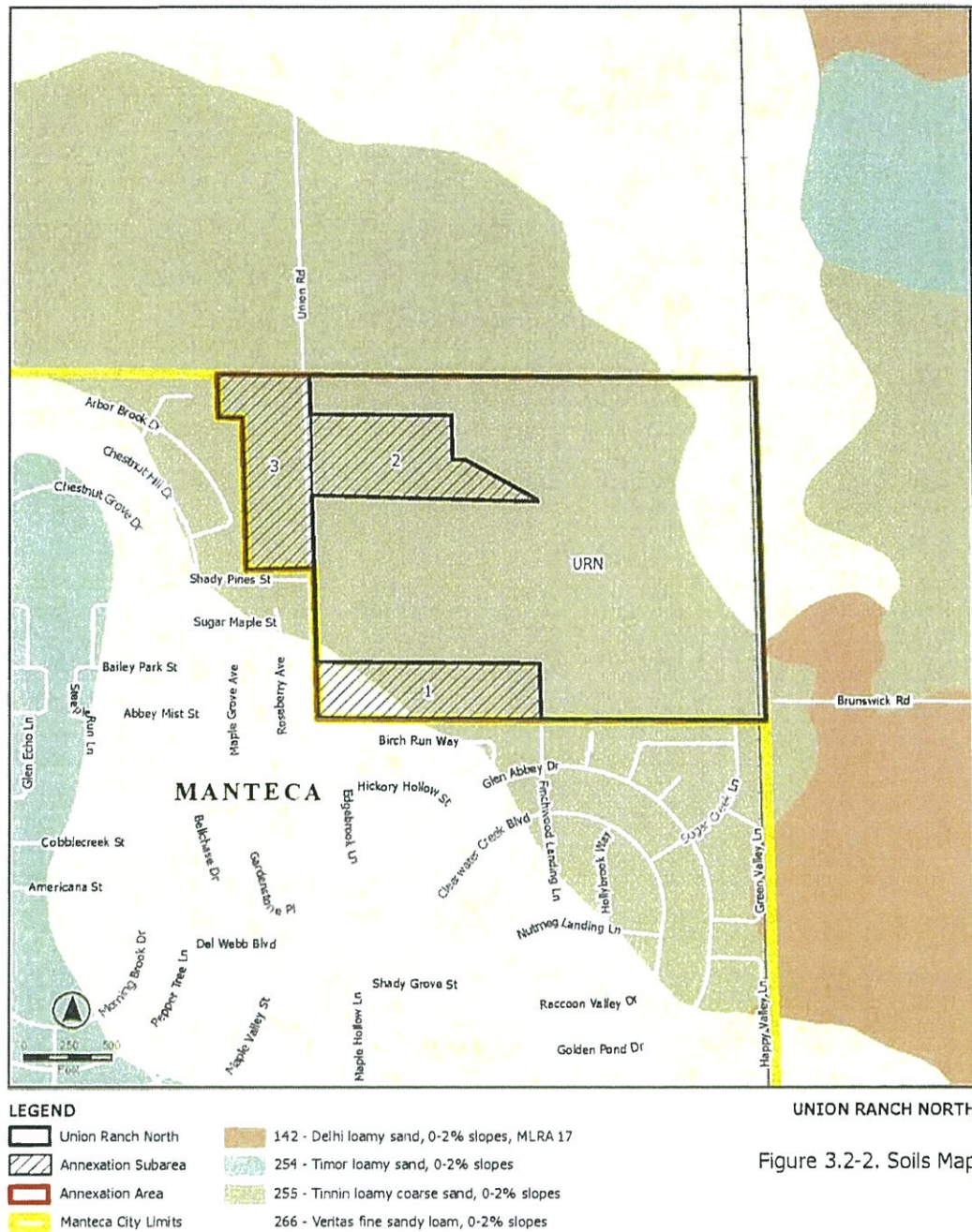


Figure 3.2-2. Soils Map

3.0 REVISIONS

3.4 BIOLOGICAL RESOURCES

The following change was made to page 3.4-15 of Section 3.4: Biological Resources.

Fish and Game Code §1601-1603 – Streambed Alteration

Under the California Fish and Game Code, CDFW has jurisdiction over any proposed activities that would divert or obstruct the natural flow or change the bed, channel, or bank of any lake or stream. Private landowners or project proponents must obtain a “Streambed Alteration Agreement” from CDFW prior to any alteration of a lake bed, stream channel, or their banks. Through this agreement, the CDFW may impose conditions to limit and fully mitigate impacts on fish and wildlife resources. These agreements ~~are usually initiated through the local CDFW warden and~~ will specify timing and construction conditions, including any mitigation necessary to protect fish and wildlife from impacts of the work.

The following change was made to page 3.4-28 of Section 3.4: Biological Resources.

Analysis: Powerlines and trees located in the region represent potentially suitable nesting habitat for a variety of special-status birds. Additionally, the agricultural land represents potentially suitable nesting habitat for the ground-nesting birds. In general, most nesting occurs from late February and early March through late July and early August, depending on various environmental conditions. Nesting has been seen to occur as early as February 1st. The CNDDDB currently contains records for Swainson’s hawk, burrowing owl, loggerhead shrike, and tricolored blackbird within two miles of the Project site. In addition to the species described above, common raptors may nest in or adjacent to the Project site.

New sources of noise and light during the construction and operational phases of the project could adversely affect nesters if they located adjacent to the Project site in any given year. Additionally, the proposed Project would eliminate the agricultural areas on the Project site, which serve as potential foraging habitat for birds throughout the year. Mitigation Measure 3.4-1 requires participation in the SJMSCP. As part of the SJMSCP, SJCOG requires preconstruction surveys for projects that occur during the avian breeding season (generally March 1 – August 31, but sometimes as early as February 1). When active nests are identified, the biologists develop buffer zones around the active nests as deemed appropriate until the young have fledged. SJCOG also uses the fees to purchase habitat as compensation for the loss of foraging habitat. Implementation of the proposed Project, with the Mitigation Measure 3.4-1, would ensure that potential impacts to special status birds are reduced to a **less than significant** level.

The following change was made to page 3.4-30 of Section 3.4: Biological Resources.

Impact 3.4-6: The proposed Project has no the potential to effect protected wetlands and jurisdictional waters. (No Impact)

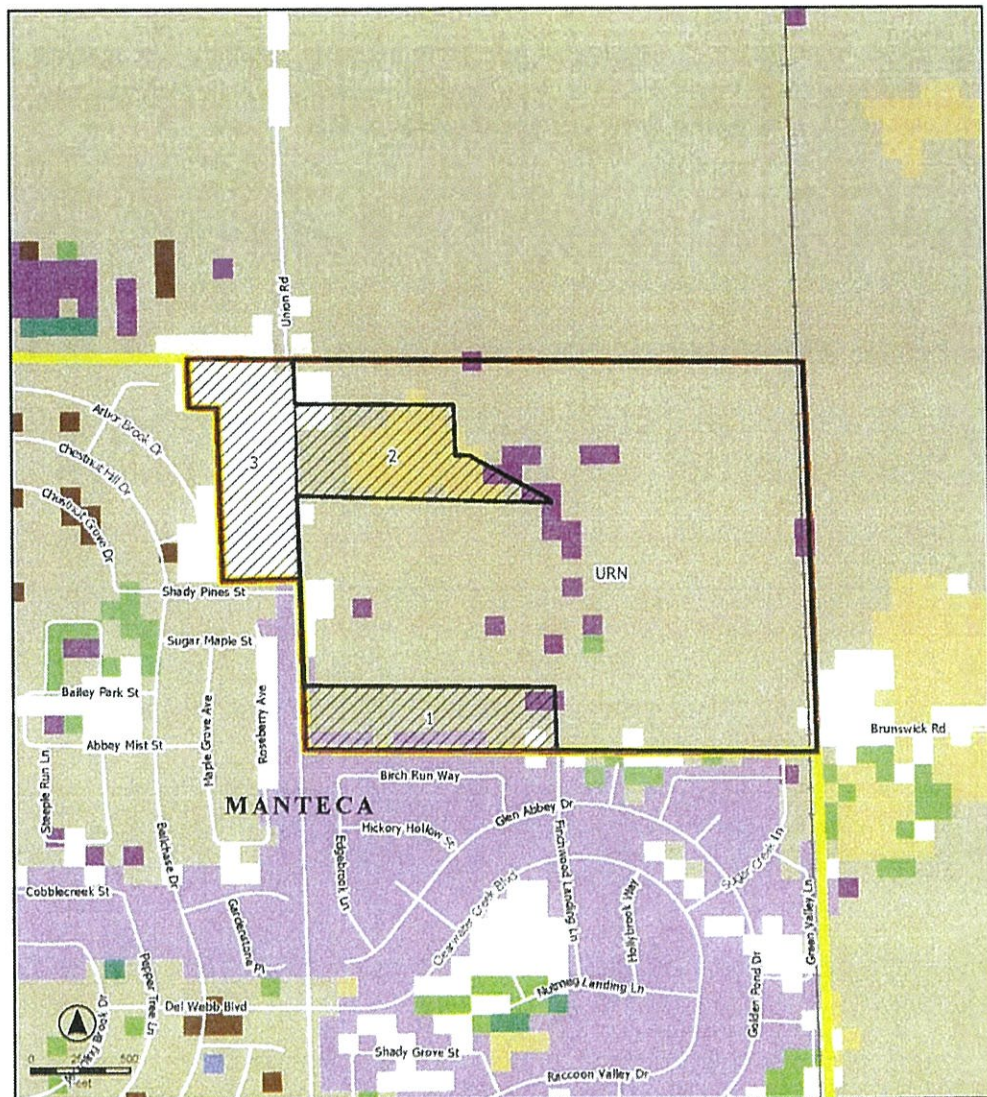
The Project site does not contain protected wetlands or other jurisdictional areas and there is no need for permitting associated with the Federal or State Clean Water Acts. Absent any wetlands or jurisdictional waters, implementation of the proposed Project would have **no impact** relative to this topic.

Impact 3.4-7: The proposed Project has the no potential to result in adverse effects on riparian habitat or a sensitive natural community. (Less than Significant)

The CNDDDB record search revealed documented occurrences of five sensitive habitats within the nine-quadrangle region for the Project site, including: Great Valley Cottonwood Riparian Forest, Great Valley Mixed Riparian Forest, Great Valley Valley Oak Riparian Forest, Coastal and Valley Freshwater Marsh, and Elderberry Savanna. None of these sensitive natural communities occur within the portion of the Project

site. Implementation of the proposed Project would have a *less than significant* impact on riparian habitats or natural communities.

The following figures from Section 3.4 Biological Resources has been updated. The updates do not change the overall boundary of the Project site, but Annexation Subarea 2 now includes a parcel that was previously part of the Union Ranch North Tentative Subdivision Map.



LEGEND

	Union Ranch North		Deciduous Orchard		Irrigated Row and Field Crops
	Annexation Subarea		Evergreen Orchard		Irrigated Hayfield
	Annexation Area		Dryland Grain Crops		Vineyard
	Manteca City Limits		Irrigated Grain Crops		Pasture
	Urban				

Sources: USGS, ESRI, 1:250,000, 2015; San Joaquin County GIS; City of Manteca. Map date: January 16, 2021.

UNION RANCH NORTH

Figure 3.4-1. Land Cover Types

3.9 HYDROLOGY AND WATER QUALITY

The following figures from Section 3.9 Hydrology and Water Quality has been updated. The updates do not change the overall boundary of the Project site, but Annexation Subarea 2 now includes a parcel that was previously part of the Union Ranch North Tentative Subdivision Map.

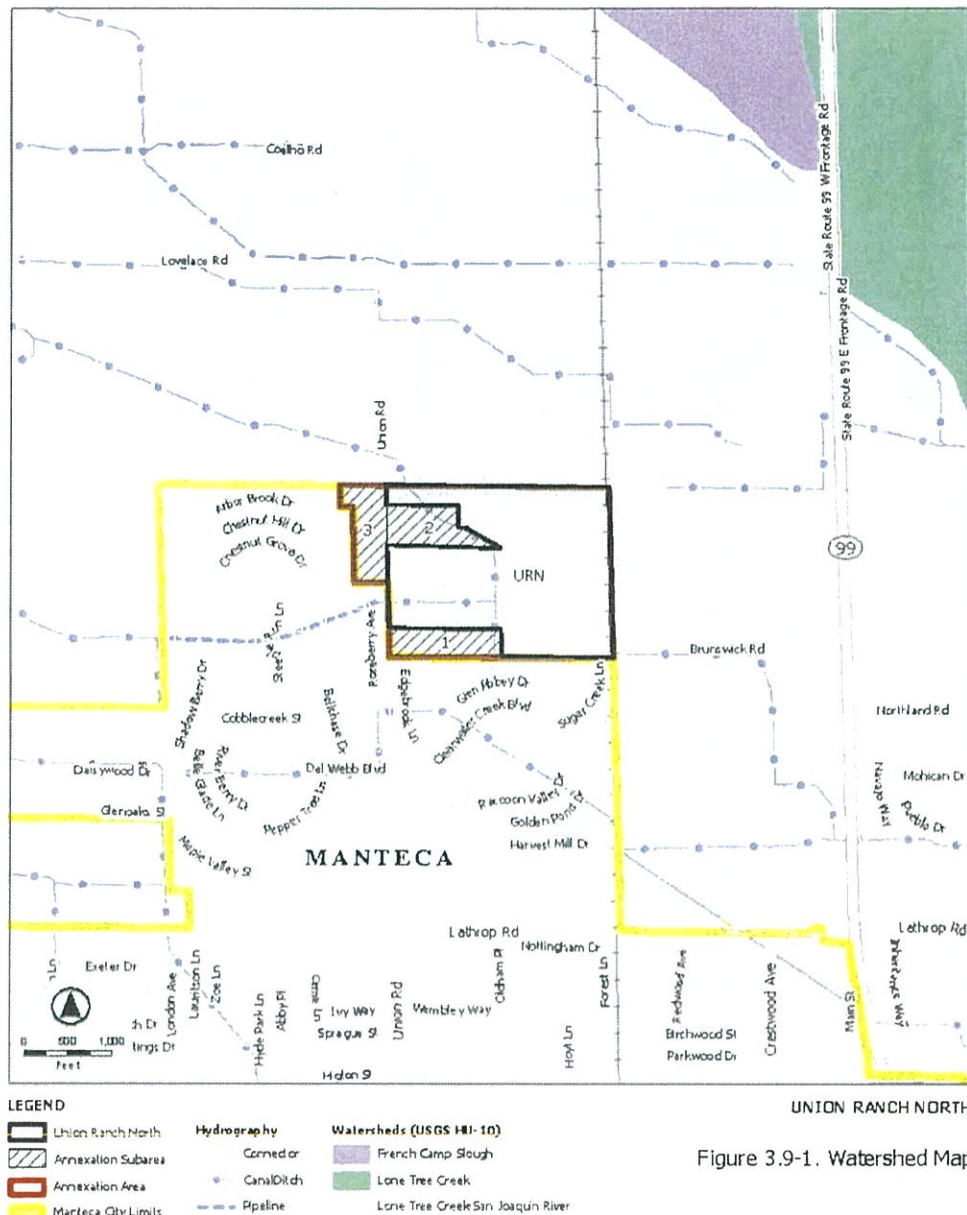
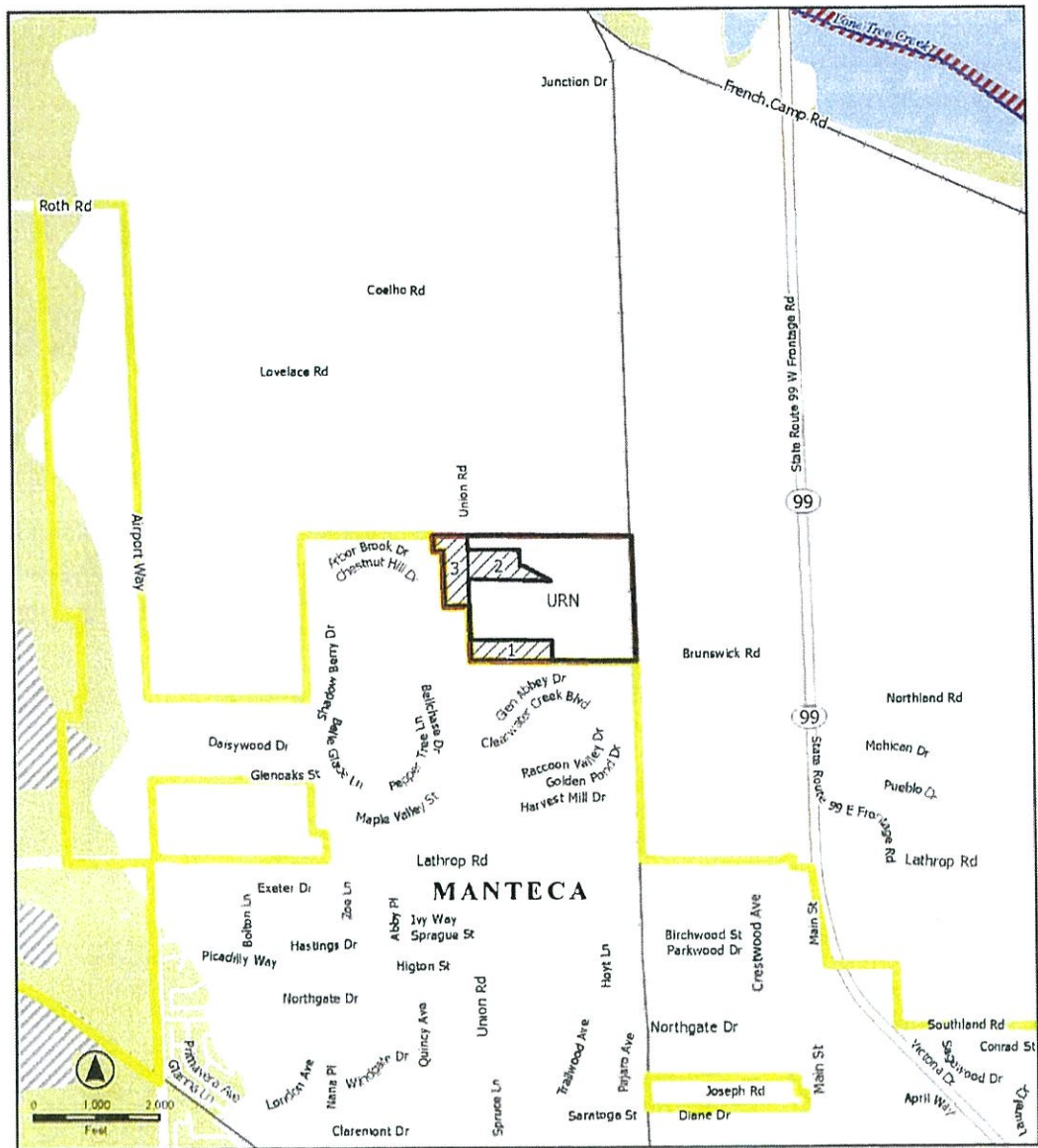


Figure 3.9-1. Watershed Map

Source: USGS National Hydrography Dataset and Watershed Boundary Dataset; San Joaquin County GIS, City of Manteca, ArcGIS Online World Imagery Map Service. Map date: January 10, 2023.

3.0 REVISIONS



LEGEND

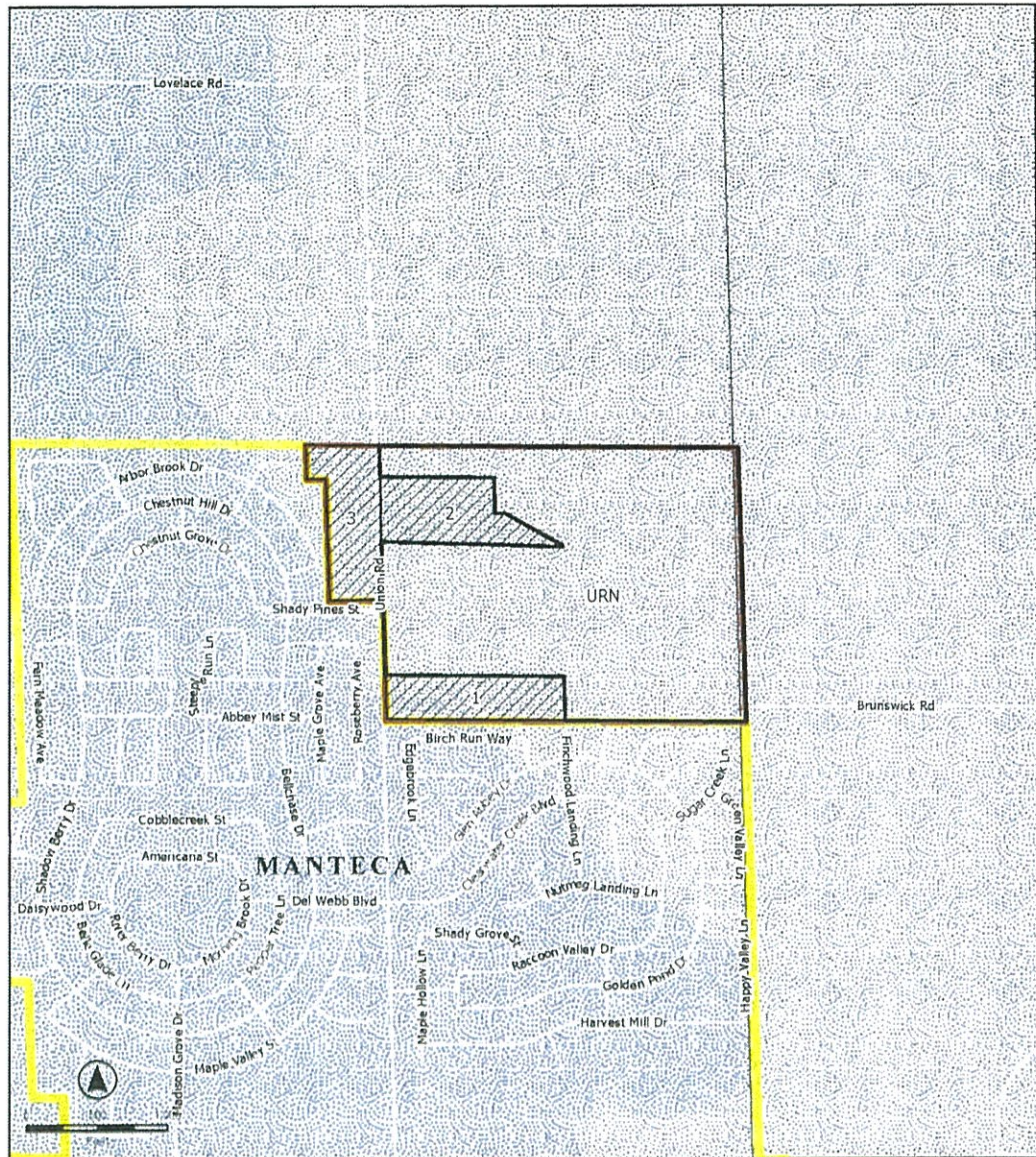
Union Ranch North	FEMA Flood Zone Designations	Area with Reduced Flood Risk due to Levee
Annexion Subarea	100-year Flood Zone	Area of Minimal Flood Hazard
Annexion Area	500-year Flood Zone	
Mantea City Limits	Regulatory Floodway	

Note: there are no 200-year USACE Floodplains within the mapped extent

Sources: FEMA National Flood Hazard Layer 11-23-2023; San Joaquin County GIS; City of Mantea Map date: January 10 2025

UNION RANCH NORTH

Figure 3.9-2. Flood Zones



LEGEND

- Union Ranch North
- Manteca City Limits
- Annexation Subarea
- New Melones Dam Inundation Area
- Annexation Area
- Don Pedro Dam Inundation Area

UNION RANCH NORTH

Figure 3.9-3. Dam Inundation Areas

Sources: DWE, CALFED S, San Joaquin County GIS, City of Manteca. Map date: January 19, 2025.

3.0 REVISIONS

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This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Union Ranch North (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A FMMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Manteca will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the proposed Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AESTHETICS AND VISUAL RESOURCES				
Impact 3.1-3: Project implementation may result in light and glare impacts.	Conditions of Approval will require compliance with the Development Standards for lighting, landscaping, and building design, which would collectively minimize the visual impacts to the greatest extent feasible as the site transitions from agricultural to urban/suburban uses.	City of Manteca Community Development Department	Prior to the approval of the improvement plans.	
AGRICULTURAL RESOURCES				
Impact 3.2-1: The proposed Project has the potential to result in the conversion of Farmlands, including Prime Farmland and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.	Mitigation Measure 3.2-1: Prior to the issuance of a Grading Permit, the Project applicant shall participate in the City's agricultural mitigation fee program and the SIMSCP by paying the established fees on a per-acre basis for the loss of important farmland. Fees paid toward the City's program shall be used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.	City of Manteca Community Development Department San Joaquin Council of Governments	Prior to site disturbance	
Impact 3.2-3: The proposed Project has the potential to result in conflicts with adjacent agricultural lands or indirectly cause conversion of agricultural lands.	Mitigation Measure 3.2-2: Prior to approval of the Tentative Subdivision Map the Project applicant shall demonstrate that the Project site plans include adequate measures to buffer adjacent agricultural uses from urban uses on the Project site and to reduce adverse impacts to neighboring agricultural uses; such measures shall include, but not be limited to: - The Project shall provide adequate and secure fencing at the interface of the Project site, or any individual phase of the Project, and adjacent agricultural uses. - The Project shall provide buffers, which may include parking areas, roadways and streets, drainage channels, and landscaped corridors, to buffer adjacent agricultural uses from the Project, including any individual phase of the Project, from proposed urban uses.	City of Manteca Community Development Department	Prior to approval of improvement plans for each phase of the Project	

MITIGATION MONITORING AND REPORTING PROGRAM 4.0

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	- The Project shall provide notifications to all operators of uses on the Project site that are adjacent or in the vicinity of existing agricultural land of the City's Right-to-Farm Ordinance.			
AIR QUALITY				
Impact 3.3-2: Proposed Project construction activities would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment, or conflict or obstruct implementation of the District's air quality plan.	Mitigation Measure 3.3-1: Prior to the issuance of a Grading Permit for each phase of the Project, the Project Proponent shall prepare and submit a Dust Control Plan that meets all the applicable requirements of APCD Rule 8021, Section 6.3, for the review and approval of the APCD Air Pollution Control Officer. Mitigation Measure 3.3-2: During all construction activities, the Project Proponent shall implement dust control measures, as required by APCD Rules 8011-8081, to limit Visible Dust Emissions to 20% opacity or less. Dust control measures shall include application of water or chemical dust suppressants to unpaved roads and graded areas, covering or stabilization of transported bulk materials, prevention of carryout or trackout of soil materials to public roads, limiting the area subject to soil disturbance, construction of wind barriers, access restrictions to inactive sites as required by the applicable rules. Mitigation Measure 3.3-3: During all construction activities, the Project proponent shall implement the following dust control practices identified in Tables 6-2 and 6-3 of the GAMAQI (2002). a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall control fugitive dust emissions by application of water or by presoaking. d. When materials are transported off-site, all material shall be	SIVAPCD Air Pollution Control Officer, and City of Manteca Community Development Department	Prior to the commencement of construction activities	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained. e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. g. Limit traffic speeds on unpaved roads to 5 mph. h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. Mitigation Measure 3.3-4: Asphalt paving shall be applied in accordance with APCD Rule 4641, the purpose of which is to limit VOC emissions by restricting the application and manufacturing of certain types of asphalt for paving and maintenance operations. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and emulsified asphalt for paving and maintenance operations. The Project Applicant shall coordinate with the APCD, prior to Project asphalt paving activities, to ensure all Project asphalt paving would comply with this rule. The Project Applicant shall provide the City of Manteca with evidence of consultation with the APCD, including confirmation of compliance with APCD Rule 4641.			
BIOLOGICAL RESOURCES				
Impact 3.4-3: The proposed Project has the potential to have direct or indirect effects on special-status bird species.	Mitigation Measure 3.4-1: Prior to commencement of any grading activities, the Project proponent shall obtain coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through	City of Manteca Community Development Department	Prior to any ground disturbance	

4.0-4 Final Environmental Impact Report – Union Ranch North

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	implementation of incidental take and minimization Measures (ITMMs) and payment of fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. Obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a), California Fish and Game Code Section 2081, and the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species.	San Joaquin Council of Governments		
CULTURAL AND TRIBAL RESOURCES				
Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical or archaeological resource, as defined in CEQA Guidelines §15064.5	Mitigation Measure 3.5-1: Prior to the initiation of any site disturbing activities, a training session for all workers shall be conducted at the site by a qualified archeologist. The training session will provide information on recognition of artifacts, human remains, and cultural deposits to help in the recognition of potential issues. Mitigation Measure 3.5-2: In concurrence with initial grading, contractors shall stop work in case of accidental discovery of buried archeological resources if buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities. In such instances, work shall stop within 100 feet of the discovery, until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the city and other appropriate agencies. See implementation measure RC-1-46 of the city of Manteca General Plan 2023 policy document for further detail. Mitigation Measure 3.5-3: If any historical resources, cultural resources, including prehistoric or historic artifacts, or other indications of archaeological or paleontological resources, are found during grading and construction activities during any phase of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s). Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or	City of Manteca Community Development Department Qualified archaeologist	If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities	

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Impact 3.5-2: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.	eligible for listing on the NRHP or CRHR; or 3) not a significant Public Trust Resource. If Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the Project applicant's expense. Mitigation Measure 3.5-4: If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken: - The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. - The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs: - The Native American Heritage Commission is unable to identify a descendant. - The descendant identified fails to make a recommendation. - The City of Manteca or its authorized representative rejects the recommendation of the descendant, and the mediation by the	City of Manteca Community Development Department Qualified archaeologist	If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities	

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
GEOLOGY, SOILS, AND MINERAL RESOURCES				
Impact 3.6-1: The proposed Project may directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic related ground failure, or landslides.	<i>Mitigation Measure 3.6-1: Prior to issuance of a Grading Permit, a certified geotechnical engineer, or equivalent, shall be retained to perform a final geotechnical evaluation of the soils at a design-level as required by the requirements of the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans, as well as the storm drainage and building plans for each phase of the Project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</i>	City of Manteca Community Development Department Regional Water Quality Control Board	Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation	
Impact 3.6-6: The proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	<i>Mitigation Measure 3.6-2: If any paleontological resources are found during grading and construction activities of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find. Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the Project site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.</i>	City of Manteca Community Development Department Certified geotechnical engineer	Prior to earthmoving activities	
GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY				
Impact 3.7-1: Project implementation could generate greenhouse gas emissions, either	<i>Mitigation Measure 3.7-1: Project applicants are prohibited from having natural gas water heaters, area heating, or clothing dryers, but are otherwise permitted to have natural gas in residential units for cooking and in community</i>			

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directly or indirectly, that may have a significant impact on the environment to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	spaces. Any Project applicant whose application includes the installation of natural gas appliances or features shall provide a GHG offset analysis with its building permit application confirming that the GHG emissions related to the natural gas use would be offset by the installation of solar panels onsite. Mitigation Measure 3.7-2: The Project applicants shall meet the CalGreen Tier 2 standards as identified in the SMAQMD's Greenhouse Gas Thresholds for Sacramento County (June 2020), except that all "EV Capable" spaces shall be "EV Ready," as defined by CalGreen, consistent with the requirements of BMP 2 of Tier 1 of the SMAQMD's greenhouse gas thresholds. Mitigation Measure 3.7-3: a) Project-Specific Requirements. The Project applicants shall be required to reduce Project GHG emissions to the maximum extent feasible by incorporating the following onsite measures in addition to implementing Mitigation Measures 3.7-1 and 3.7-2: a) Construction Emissions. Prior to the issuance of grading permits, the Project sponsor or its designee shall provide evidence to the City of Manteca that the following strategies are implemented: i. Use electric or hybrid powered equipment for generators and other small pieces of equipment (e.g., forklifts and saws), as commercially available. ii. Use cleaner-fuel equipment such as replacing diesel fuel with compressed natural gas (CNG) or renewable diesel, as commercially available. iii. Reduce idling time of heavy-duty trucks either by shutting them off when not in use or reducing the time of idling to no more than 3 minutes (5-minute limit is required by the state air-borne toxics control measure 13 CCR 2485). Commercially available equipment is herein defined as equipment sourced within 50 vehicle miles of the Project site and within 10% of the cost of the diesel-fueled-equivalent equipment. The Project Applicant must contact at least 3 contractors or vendors within San			

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ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	Joaquin County and submit to the City justification if the specified equipment is not commercially available. b) Operational Emissions. - Require Energy Efficient Appliances. Prior to the issuance of building permits, the Project sponsor or its designee shall provide evidence to the City that exclusively ENERGY STAR-certified appliances shall be installed, which exceed the energy efficiency of conventional appliances. - Outdoor Electrical Outlets. Prior to the issuance of building permits, the Project sponsor or its designee shall provide evidence to the City of Manteca that the design plans include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment. - Tree Planting. Prior to the applicable certificates of occupancy, the Project sponsor or its designee shall plant, at a minimum, one tree per every new residential dwelling unit proposed. Tree species should be black or valley oak, or another broad leaf species with at least an equivalent carbon sequestration rate. The Project sponsor shall demonstrate that at least 75% of species planted are native to California or drought tolerant and appropriate for the climate zone region. These trees can be planted roadside, in medians, or in other commonly landscaped areas. - Water Use Efficiency and Water Conservation. Prior to the issuance of building permits, the Project sponsor or its designee shall provide evidence to the City that the residential building design plans include the following water use efficiency and conservation measures, including: • High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design • Low-flow or high-efficiency water fixtures • Water-efficient landscapes with lower water demands than required by the California Department of Water			

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	Resources (DWR) 2015 Model Water Efficient Landscape Ordinance (MWELO) • Planting of drought-tolerant plant species only • Provide a copy of the educational materials that will be provided to future homeowners and tenants about water saving behaviors and water-conserving landscaping with sales material for City review. • Installation of piping to allow future use of reclaimed water for landscaping purposes in all park areas. v. Circulation. The Project sponsor or its designee shall include the following features to reduce VMT: • Install sidewalks and crosswalks where appropriate and consistent with City requirements. • Install new or improved bicycle paths and bicycle racks at community destination locations such as parks and community recreation areas. • Sales and rental packets shall include information about local public transit, including links to the ACE and Manteca Transit websites and a list of services that match riders and drivers for ridesharing and carpooling. In addition to the above, on-site measures, if additional to reductions accounted for in the CAP and/or CAP Update, the Project would provide the City with up to four EV charging stations at one or more City facilities based on the City's need and to the extent resulting in quantifiable reductions, which would further reduce GHG emissions. Compliance with CAP Update. While the CAP Update is currently being prepared, it is anticipated that the CAP Update will ultimately establish policies, programs, standards, and requirements for government, private industry, and the public to achieve the goals laid out in state law and the 2022 Scoping Plan. Once the CAP Update is adopted, the portions of the Project that would be subject to the requirements of the CAP Update would comply with			

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	applicable CAP Update measures.			
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.8-1: Potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Mitigation Measure 3.8-1: Prior to the issuance of a Grading Permit, a Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan. Mitigation Measure 3.8-2: Prior to the acceptance of improvements, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from San Joaquin County Environmental Health Department, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the San Joaquin County Environmental Health Department. Mitigation Measure 3.8-3: The applicant shall hire a qualified consultant to perform additional testing prior to the issuance of grading permits or demolition permits for construction activities in the following areas that have been deemed to have potentially hazardous conditions present: • The residential units and adjoining structures. • The soils in the area where farming equipment and above ground tanks have been used. The intent of the additional testing is to investigate whether any of the buildings, facilities, or soils contain hazardous materials. If asbestos-containing materials and/or lead are found in the buildings, a Cal-OSHA certified ACBM and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate	San Joaquin County Department of Environmental Health City of Manteca Community Development Department	Prior to the issuance of a grading permit	

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	offsite disposal facility. If surface staining is found on the Project site, a hazardous waste specialist shall be engaged to further assess the stained area.			
HYDROLOGY AND WATER QUALITY				
Impact 3.9-1: The proposed Project has the potential to violate water quality standards or waste discharge requirements during construction.	Mitigation Measure 3.9-1: Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of the Project, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Manteca and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.	City of Manteca Community Development Department	Prior to the issuance of a grading permit	
Impact 3.9-2: The proposed Project has the potential to violate water quality standards or waste discharge requirements during operation.	Mitigation Measure 3.9-2: The Project applicant shall implement the following nonstructural BMPs that focus on preventing pollutants from entering stormwater: • Pollution Prevention/Good Housekeeping ◦ Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation in each phase of the Project, the Project proponent shall develop a spill response and prevention plan as a component of (1) SWPPPs prepared for construction activities, (2) SWPPPs for facilities subject to the NPDES Stormwater Permit, and (3)	City of Manteca Community Development Department Regional Water Quality Control Board	Prior to approval of improvement plans	

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	spill prevention control and countermeasure plans for qualifying facilities. The spill response and prevention plan shall be implemented during all construction activities. ○ Streets and parking lots in all non-residential portions, including the right-of-way, of the Project site shall be swept at least once every two weeks. • Operation and Maintenance (O&M) of Treatment Controls ○ Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation in each phase of the Project, the Project proponent shall develop an Operation and Maintenance (O&M) Plan for the storm drainage facilities to ensure long-term performance. The O&M plan shall incorporate the manufacturers' recommended maintenance procedures and include (1) provisions for debris removal, (2) guidance for addressing public health or safety issues, and (3) methods and criteria for assessing the efficacy of the storm drainage system. An annual report shall be submitted to the City certifying that maintenance of the facilities was conducted according to the O&M plan. Mitigation Measure 3.9-3: The Project applicant shall implement the following structural BMPs that focus on preventing pollutants from entering stormwater, or alternative BMPs approved by the City of Manteca. Implementation of BMPs apply to all non-residential parcels, including the right-of-way, as appropriate. • Extended Detention Facilities: Extended detention refers to the facilities proposed for the Project site that would detain and temporarily store stormwater runoff to reduce the peak rates of discharge to the storm drainage system. Detention of stormwater allows particles and other pollutants to settle and thereby potentially reduce concentrations and mass loading of contaminants in the discharge. • Grassed Swales: A swale is a vegetated, open channel management practice designed to treat and attenuate stormwater runoff for a specified water quality volume. Stormwater runoff flowing through			

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	these channels is treated by being filtered through vegetation in the channel, through a subsoil matrix, and/or through infiltration into the underlying soils. Swales can be used throughout the proposed Project area where feasible in the landscape design to treat parking lot runoff. Proprietary Devices: There are a variety of commercially available stormwater treatment devices designed to remove contaminants from drainage once flows enter the conveyance systems. StormFilter™ units, or equivalent filtration-type systems, and Bioswales are recommended for streets and parking areas. Drop inlet filters should also be used to control drainage runoff water quality.			
NOISE				
Impact 3.11-1: The proposed Project may generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Mitigation Measure 3.11-1: Construction activities shall adhere to the requirements of the City of Manteca Municipal Code with respect to hours of operation. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department. Mitigation Measure 3.11-2: All equipment shall be fitted with factory equipped mufflers, and in good working order. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department. Mitigation Measure 3.11-3: An 8-foot tall barrier shall be constructed along the Union Road Frontage, adjacent to proposed Project residential uses, in order to achieve the City's exterior noise standards. Noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials that achieve the required total height. Wood is not recommended due to eventual warping and degradation of acoustical performance. These requirements shall be included in the improvements plans prior to their approval by the City's Public Works Department. Figure 3.11-2 shows the recommended sound wall locations. It should be noted that this noise control measure could be phased, under the condition that a supplemental analysis were to be conducted that demonstrates that interim phases would meet the City's noise standards without full Project buildout. Mitigation Measure 3.11-4: For the first rows of lots on the Union Ranch North subdivision adjacent to the Union Road right of way, second floor exterior	City of Manteca Public Works Department	Prior to approval of improvements plans	

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	facades with a view of Union Road would need the following noise control measures: • Windows shall have a sound transmission class (STC) rating of 34, • Interior gypsum at exterior walls shall be 5/8"; • Ceiling gypsum shall be 5/8"; • Exterior finish shall be stucco, fiber cement lap siding, or system with equivalent weight per square foot; • Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. As an alternative to the above-listed interior noise control measures, the applicant may provide a detailed analysis of interior noise control measures once building plans become available. The analysis should be prepared by a qualified noise control engineer and shall outline the specific measures required to meet the City of Manteca 45 dB Ldn interior noise level standard.			
Impact 3.11-2: The proposed Project would not generate excessive groundborne vibration or groundborne noise levels.	Mitigation Measure 3.11-5: Any compaction required less than 26 feet from the adjacent residential structures shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.	City of Manteca Public Works Department	Prior to approval of improvements plans	
TRANSPORTATION AND CIRCULATION				
Impact 3.13-2: Project implementation may conflict with a program, plan, policy or ordinance addressing the circulation system, including transit, bicycle, and pedestrian facilities.	Mitigation Measure 3.13-1: As feasible, and where applicable at the improvement plan stage of development, as determined through consultation between the Project applicant and the City of Manteca, the Project applicant shall implement the following measures, which are identified in the CAPCOA Draft Handbook for Analyzing Greenhouse Gas (GHG) Emission Reductions, assessing Climate Vulnerabilities, and Advancing Health and Equity (GHG Handbook): • Increase residential density; • Limit residential parking supply; • Unbundle residential parking cost from property cost;	City of Manteca Public Works Department	Prior to issuance of building permits for each phase of the Project	

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	• Provide access to transit (Transit Oriented Development); • Improve street connectivity; • Provide ride-share program; • Implement subsidized or discounted transit program; • Provide end-of-trip bicycle facilities; • Provide community-based travel planning; • Implement market price public on-street parking; • Provide pedestrian network improvement; • Construct or improve bike facility; • Construct or improve bike boulevard; • Expand bikeway network; • Implement conventional or electric carshare program; • Implement pedal or electric bikeshare program; • Implement scooter-share program; • Extend transit network coverage or hours; • Increase transit service frequency; • Implement transit-supportive roadway treatments; • Reduce Transit Fares			
UTILITIES				
Impact 3.14-5: The proposed Project has the potential to require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects.	<i>Mitigation Measure 3.14-1: Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Manteca for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to discharge and describes the treatment controls used to reach attainment consistent with the Manteca Storm Drain Master Plan.</i>	City of Manteca Public Works Department	Prior to issuance of building permits for each phase of the Project	
Impact 3.14-6: The proposed Project has the potential to be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and comply with federal, State, and local statutes and regulations related to	<i>Mitigation Measure 3.14-2: Prior to the issuance of a building or grading permit for each phase of the Project, the Project applicant shall pay the City's waste collection fee which equates to the Project's fair share contribution, consistent with section 13.02.050, Charges for solid waste collection services, of the City's municipal code.</i>	City of Manteca Public Works Department	Prior to issuance of building permits for each phase of the Project	

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solid waste.				

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 44-1117-23-46
 Arden H. Estabrook, Sr.
 1111 Adams Avenue

ENGINEER:
P.L.C. ASSOCIATES
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GENERAL NOTES.

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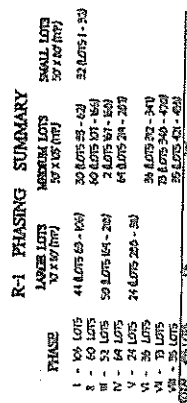
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SHEET INDEX
 - COVER SHEET / SITE
 2 - BOUNDARY / TOPOG
 3 - UTILITY PLAN
 4 - DIMENSIONAL PLAN
 5 - SECTIONS / DETAILS

RLC
ASSOCIATES

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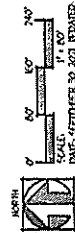
SITE PLAN

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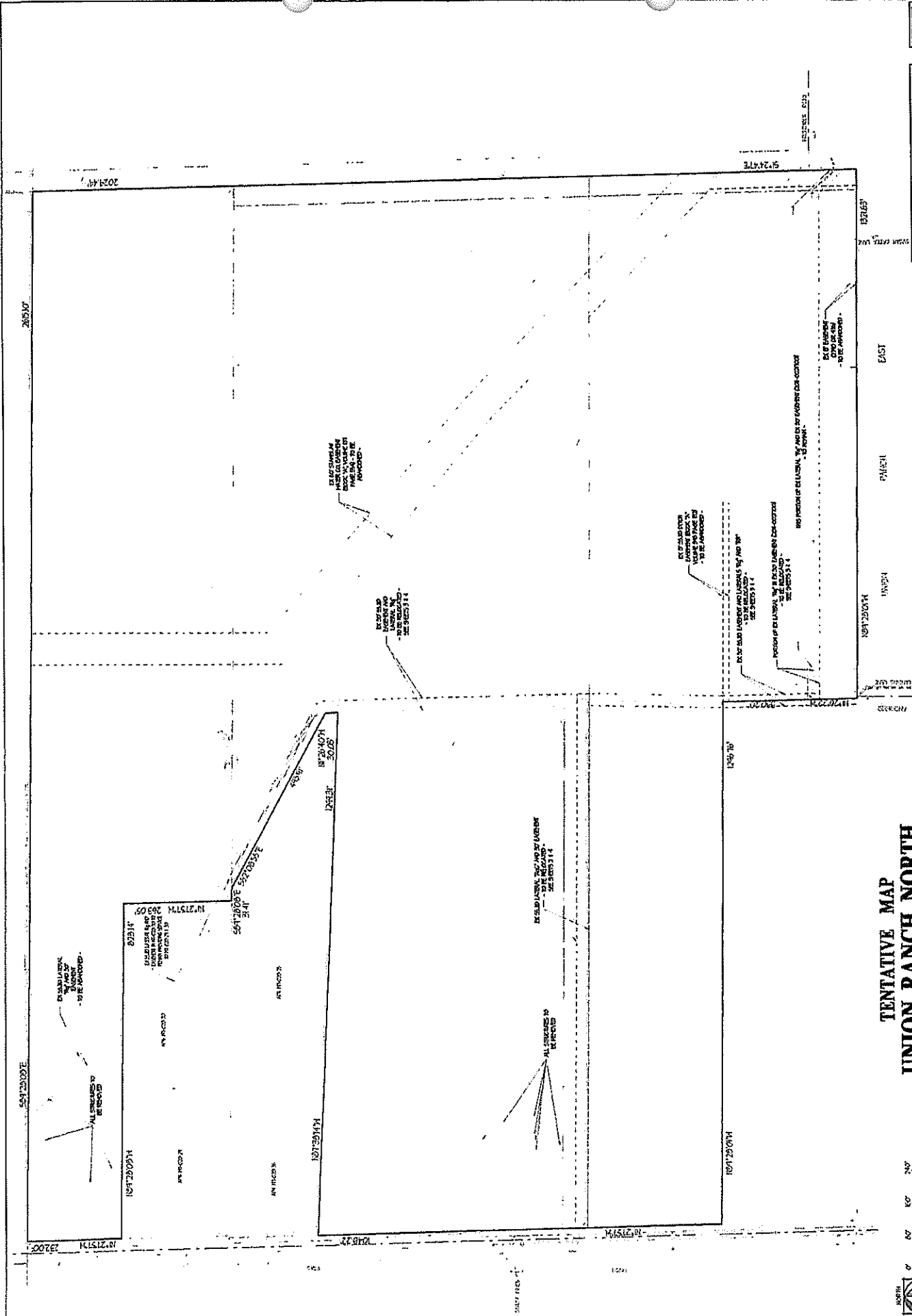
BOUNDARY & TOPOGRAPHY

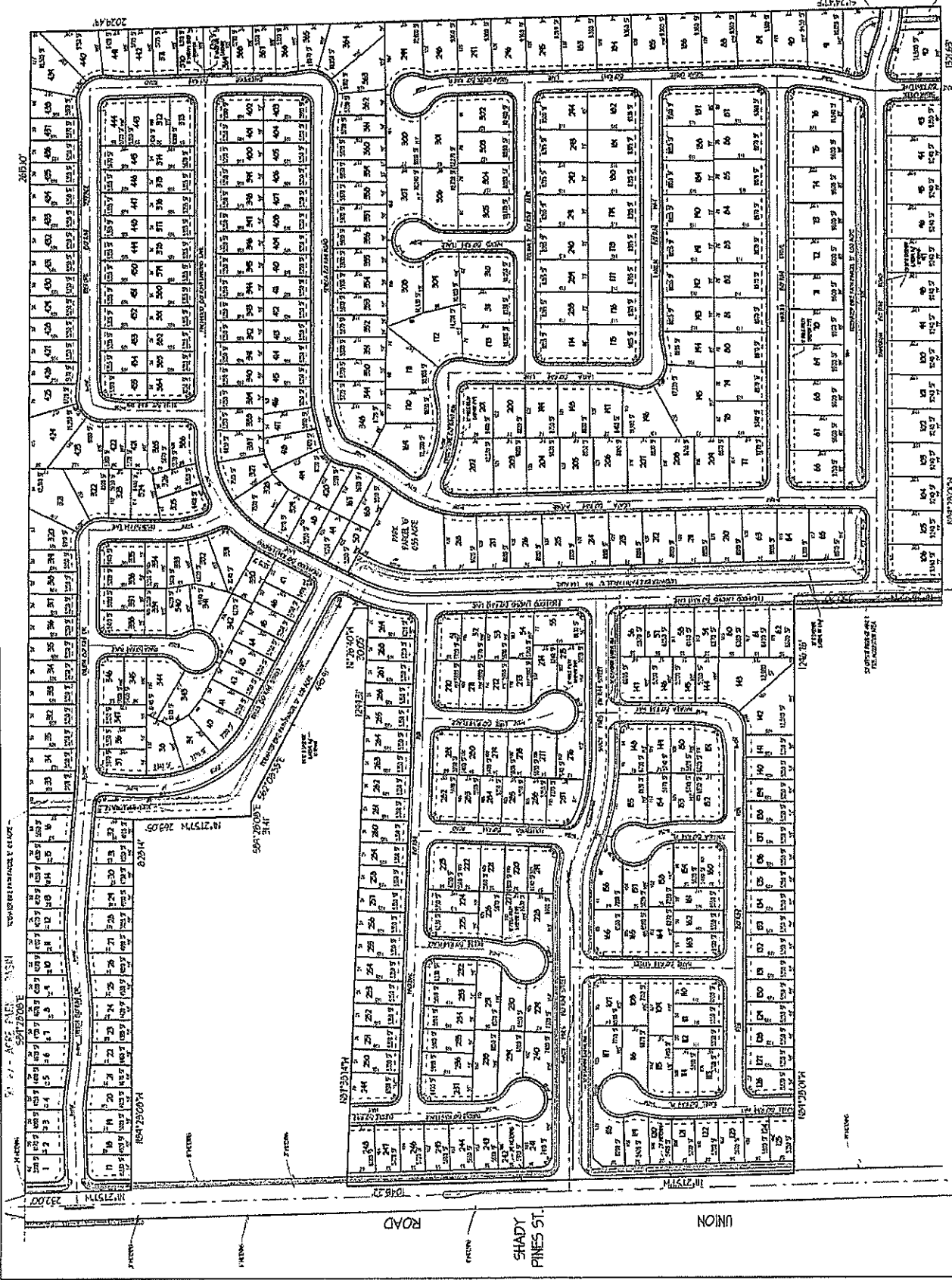
TENTATIVE MAP UNION RANCH NORTH TRACT NO. 3993

A PART OF THE UNINCORPORATED SECTION 22, TOWNSHIP 12 NORTH, RANGE 12 EAST, T12S, R12E, S22, MONTEREY COUNTY, CALIFORNIA.



SCALE:
AS SHOWN ON THE MAP, 1" = 50'
DATE: JUNE 1, 2023
DRAWN: JUNE 1, 2023
CHECKED: JUNE 1, 2023
DATE: JUNE 1, 2023
DRAWN: JUNE 1, 2023
CHECKED: JUNE 1, 2023





TENTATIVE MAP
UNION RANCH NORTH
TRACT NO. 3993

DATE: SEPTEMBER 30, 2020. UPDATED: APRIL 1, 2023.
 PRINTED: JUNE 1, 2023. PRINTED: JUNE 22, 2023.
 PRINTED: OCTOBER 1, 2023. PRINTED: APRIL 11, 2023.

A PORTION OF THE VESTED RIGHTS OF SECTION 20, TOWNSHIP 10N, RANGE 12N, MONTEZUMA DISTRICT, ARIZONA.

107

662 Chabworth Court
 Monterey, CA 95336
 (209) 602-1777
 Email: RLC@RLCSTAX.COM

RLC
 REGISTERED TAXPAYER

SHEET NUMBER
4
 OF 5

TYPICAL 50' STREET SECTION

BRAEMISH ROAD TYPICAL SECTION
KILBERT WYLLI OFFICE MEMORANDUM
FRANCIS & ALFRED LTD 9/6/82 GETHIN I JANE

ANCHORED LAGONS HAVE TYPICAL SECTION
 SHOWING FINISHED LAGONS TO BRIMWASH ROAD

FLYHOOD LANDING LIKE TYPICAL SECTION
BOWMEN BOLO TO GRAY BIRDS SYSTEM

NEIGHBOOD LINDS LANE TYPICAL SECTION
/GILBY STREET TO 8816 STREET/

BELLS STREET
WILSON TRAIL LINDSAY ST
FRITCHHOLD LANDING LAKE TO LOT 401

2215 STREET HYDRAULIC SECTION
LOT 42 TO BLIND DRIVE

WICH FORD
REPLY FOR THE REGION FOR 5-27-71

13665-234 5085 200324

• Q-13334 MY INTERESTS CAN BE
OPEN POINT

THE UNIVERSITY OF CHICAGO

POLICE JIMMY TRULL
 10700 CRENSHAW BL. CYCLES NORTH
 17815 5TH LN.

SHAW FINE STREET
BENTLEY ROAD TO FINE STREET

**TENTATIVE MAP
UNION RANCH NORTH
TRACT NO. 3993**

[illegible]

SECTIONS & DETAILS

RLC
ASSOCIATES
662 Chatsworth Court
Menlo Park, CA 94036
(209) 502-1177
Email: RLC@aol.com



ORDINANCE O2025-09

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING THE ZONING MAP UNDER SECTION 17.20.040 OF CHAPTER 17.20 OF TITLE 17 OF THE MANTECA MUNICIPAL CODE TO PRE-ZONE APNS 197-020-21, -22, -23, -41, -46, AND -47, TO THE ONE-FAMILY DWELLING (R-1) AND PARK (P) ZONING DISTRICTS AND PRE-ZONE APNS: 197-020-20, -29, -30, -35, AND -36, TO THE ONE-FAMILY DWELLING (R-1) ZONE DISTRICT, LOCATED WITHIN THE UNION RANCH NORTH ANNEXATION PROJECT

(FILE NO. PRZ 21-35)

WHEREAS, the Manteca City Council at their duly noticed public hearing on April 15, 2025 considered approval of a Pre-zone for the project known as the Union Ranch North Annexation Project ("the Project") filed by Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336; and

WHEREAS, the Project encompasses the annexation of approximately 123.30 acres of unincorporated land in San Joaquin County into the City of Manteca. The Project also includes the pre-zoning of all the approximate 123.30 acres, a General Plan Amendment and a Tentative Subdivision Map encompassing an approximate 102 acre portion of the annexation area, and a Development Agreement for the Tentative Subdivision Map; and

WHEREAS, the Planning Commission of the City of Manteca at their duly noticed public hearing of March 20, 2025, adopted Resolution No. 2025-03, in a 5-0 vote recommending that the City Council initiate annexation proceedings for the eleven (11) parcels including a segment of Union Road and adopt an ordinance to pre-zone the Union Ranch North Annexation Project; and

WHEREAS, the Manteca Planning Commission is only a recommending body to the City Council for all components of the Project, and the Manteca City Council may, at its discretion approve or deny the project; and

WHEREAS, in accordance with Section 17.10.180 of the Manteca Municipal Code, the purpose of pre-zoning is to establish the zoning district designation for unincorporated property adjoining the City, within the Sphere of Influence when the Annexation of said property is brought before the City Council consistent with California Government Code Section 65859; and

WHEREAS, the proposed Project is comprised of 123.30 acres of property which includes a Development Area made up of APNs: 197-020-21, 197-020-22, 197-020-23,

197-020-41, 197-020-46, 197-020-47, and a Non-development area made up of APNs: 197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, including a segment of Union Road; and

WHEREAS, the proposed pre-zoning designations of the Development area parcels APNs 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47, are One-Family Dwelling (R-1) and Park (P), and the proposed pre-zoning designations of the Non-development area parcels APNs: 197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, is One-Family Dwelling (R-1), all of which are shown on the pre-zoning map included as **Exhibit 'A'**; and

WHEREAS, the pre-zoning of the parcels would go into effect upon annexation into the City of Manteca and will ensure compatibility with the General Plan designations within the annexation area; and

WHEREAS, a Final EIR (SCH# 2023110668) that includes a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations was prepared for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000, *et. seq.*), and CEQA Guidelines (14 Cal. Code Regs. § 15000, *et. seq.*); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including supporting reports by City Staff and public comment and on April 15, 2025, the City Council adopted this Ordinance approving Pre-zone 21-35 for the Union Ranch North Annexation Project.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council hereby adopts, as its own, the findings required to approve the Pre-zoning designations for the Project area which includes a Development Area made up of APNs: 197-020-21, 197-020-22, 197-020-23, 197-020-41, 197-020-46, 197-020-47, and a Non-development area made up of APNs: 197-020-20, 197-020-29, 197-020-30, 197-020-35, 197-020-36, in accordance with Municipal Code Sections 17.10.180 and 17.10.190 contained in the Planning Commission Staff Report (dated March 20, 2025) and supporting documents, which is hereby incorporated by reference into this Ordinance.

SECTION 2: CEQA. The City Council adopted a resolution making the necessary findings and certify the Union Ranch North Project Environmental Impact Report (SCH # 2023110668), a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations prepared for the North Union Ranch Annexation Project encompassing an application for an Annexation, Pre-zone, General Plan Amendment, Tentative Subdivision Map, and Development Agreement.

SECTION 3: Amendment. The Zoning Map is hereby amended to pre-zone APNs

197-020-21, -22, -23, -41, -46, and -47, to the One-Family Dwelling (R-1) and Park (P) zoning districts and pre-zone APNs: 197-020-20, -29, -30, -35, and -36, to the One-Family Dwelling (R-1) zone district, located within the Union Ranch North Annexation Project, as shown in **Exhibit 'A'** included herein by reference.

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. Publication. This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

SECTION 6: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Manteca, a municipal corporation

MAYOR: 
GARY SINGH

ATTEST: 
CASSANDRA CANDINI-TILTON
CITY CLERK

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 15th day of April, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the 6th day of May, 2025, by the following vote:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:


CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Pre-zoning Map

EXHIBIT 'A'

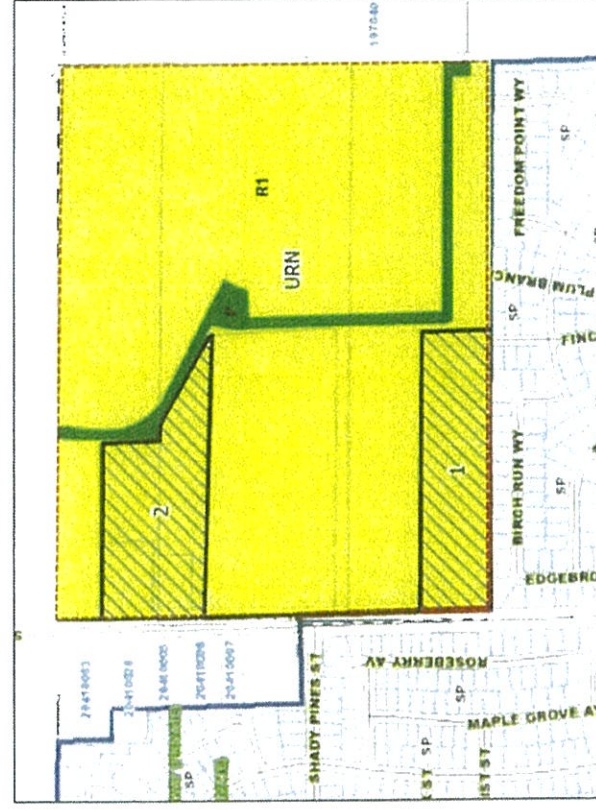
Pre-zoning Map

Union Ranch North Annexation

Existing County Zoning



Proposed City Zoning





.



UNION RANCH NORTH ANNEXATION PREZONING MAP JULY 2025

Union Ranch North Table

Number	APN	Acreage
1	197-020-46	24.71
2	197-020-29	2
3	197-020-30	3
4	197-020-36	1.07
5	197-020-35	4.73
6	197-020-23	18.00
7	197-020-22	28.15
8	197-020-47	1.00
9	197-020-41	0.76
10	197-020-21	29.38
11	197-020-20	9.61
12	Union Ranch Road	0.89
Total		123.30 ac

Legend

Parcel

R-1

P-Park

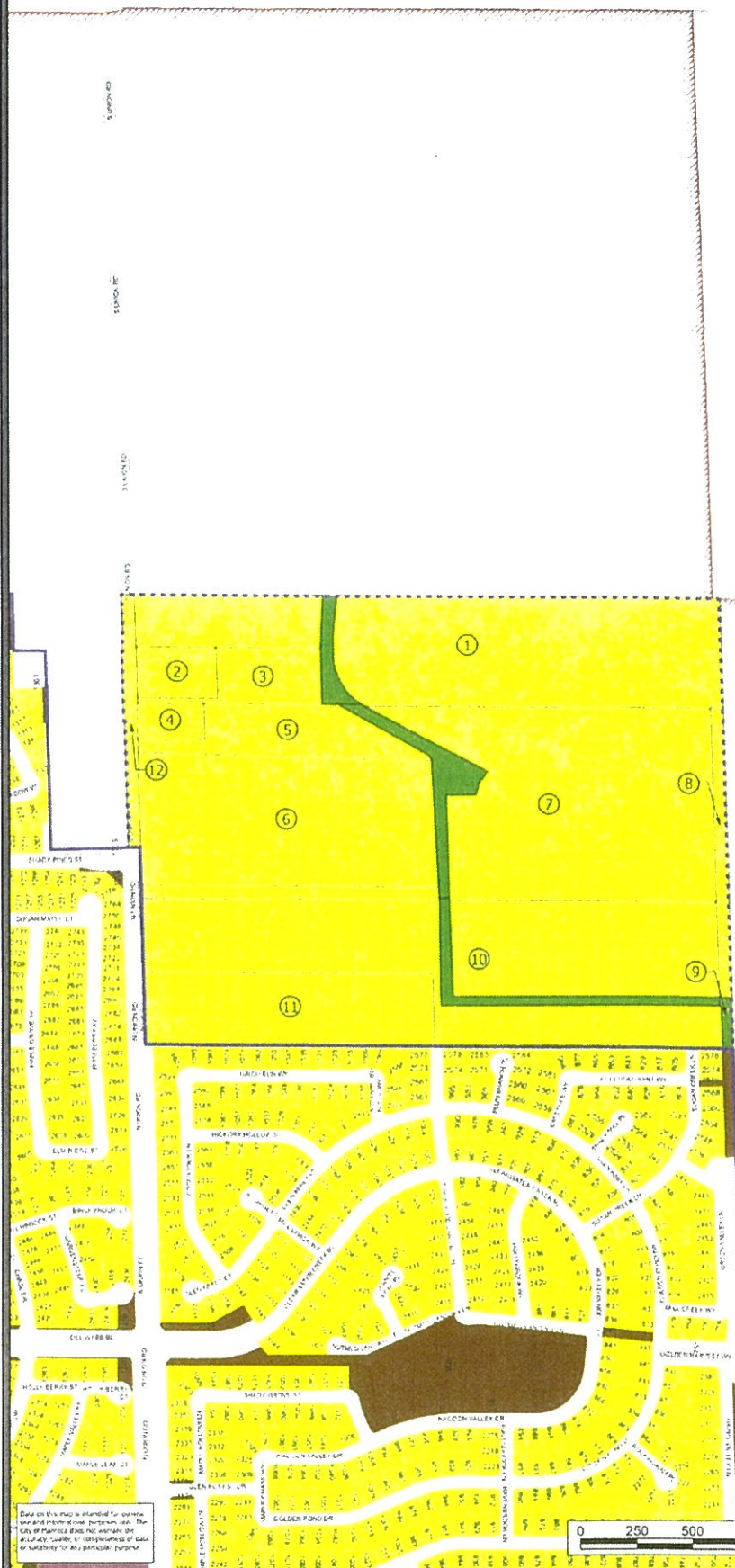
SP-Specific Plan

2050 City Addresses

Propose City Limit

City Limit

Sphere of Influence



Based on this map is intended for general informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose.



RESOLUTION NO. 1556

BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING THE 10.8 ACRES LOCATED 13510, 13588 13602 and 13640 SOUTH UNION ROAD (APN 197-020-29, 30, 35 & 36 DETACHMENT FROM THE LATHROP-MANTECA FIRE PROTECTION DISTRICT AND APPROVING OUT OF BOUNDARY SERVICE PROVISION OF FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES TO THE CITY OF MANTECA (LACF 24-25)

WHEREAS, a proposal was filed with the San Joaquin Local Agency Formation Commission by City of Manteca, requesting the detachment of certain territory from the Lathrop-Manteca Fire Protection District] and concurrent approval to provide out of boundary fire protection and emergency response services; and

WHEREAS, the subject territory consists of approximately 10.8 acres, generally located at 13510, 13588 13602 and 13640 South Union Road (APN 197-020-29, 30, 35 & 36; and

WHEREAS, the Executive Officer has reviewed the proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) and issued a report and recommendation; and

WHEREAS, Pursuant to Government Code Section 56133, the Commission may authorize the City of Manteca to provide extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change of organization;

WHEREAS, the subject territory is within the City of Manteca's Interim Sphere of Influence adopted by Commission on July 14, 2022; and

WHEREAS, the public fire protection and emergency response services to be provided by the City of Manteca is an alternative to the public fire protection and emergency response services already being provided by the Lathrop-Manteca Fire Protection District and the level of service to be provided by the City of Manteca is consistent with the level of service provided by the Lathrop-Manteca Fire Protection District; and

WHEREAS, both the City of Manteca has an Insurance Services Office (ISO) Rating of 2 and the he Lathrop-Manteca Fire Protection District has an ISO Rating of 2/2Y; and

WHEREAS, the City of Manteca staffs and operates City Fire Station 4 that is approximately 1.1 miles from the subject parcels and the two closest Lathrop-Manteca Fire Protection District stations are both approximately 3.3 miles from the parcels; and



WHEREAS, the City of Manteca Urban Water Master Plan identifies the territory as being within the 2045 Master Plan Projection Horizon; and

WHEREAS, the proposal has been properly noticed and set for public hearing on September 11, 2025, in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, Ca pursuant to the notice of hearing which was posted and published

WHEREAS, and this Commission has heard, received, and considered all evidence, testimony, and written materials presented at said hearing; and

WHEREAS, the proposal is consistent with LAFCO policies, spheres of influence, and the orderly provision of fire protection and emergency response services.

NOW, THEREFORE, THE COMMISSION DOES HERBY RESOLVES, DETERMINES AND ORDERS as follows:

Section 1. The Commission finds that the proposal is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, CEQA Guidelines, Section 15061(b)(3) in that the provision of out of boundary fire protection and emergency response services by the City of Manteca will have no potential to cause a significant adverse environmental impact.

Section 2. The Commission hereby approves the detachment of the subject territory from the Lathrop-Manteca Fire Protection District and annexation of the same territory into the City of Manteca Fire Department,

Section 3. Prior to assuming provision of fire protection and emergency response services by the City, the boundaries of the affected agencies, the applicant shall submit and gain approval of maps fully describing the adjusted boundaries to the satisfaction of the County Surveyor.

Section 4. This approval is dependent upon the issuance of Certificate of Completion for the Union Ranch Reorganization that includes amongst other requirements that the applicant shall submit to the Executive Officer proof of an agreement with the Lathrop - Manteca Fire Protection District regarding mitigation for detachment from the District.

Section 5. The Commission directs the Executive Officer to conduct all necessary proceedings to complete this action, including recordation and filing with the State Board of Equalization/Department of Tax and Fee Administration.

Section 6. The City of Manteca, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its



agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 7. As allowed under Government Code Section 56107 and Government Code Section 56883, the Commission authorizes the Executive Officer to make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

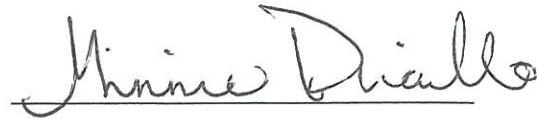
Section 8. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 9. The Commission finds that the proposed out of boundary fire protection and emergency response service provision by the City of Manteca will be for the interest of landowners, present and future residents of the area and is being done in preparation of the future annexation of the area to the City of Manteca.

PASSED AND ADOPTED this 11th day of September 2025, by the following vote:

- **AYES: Commissioners Barton, Ding, Gardea, Johnson and Chair Diallo**
- **NOES:**
- **ABSTAIN:**
- **ABSENT:**





Minnie Diallo , Chairperson
San Joaquin Local Agency
Formation Commission

ATTEST:



Mitzi Stites, Commission Clerk
San Joaquin Local Agency
Formation Commission

Attachments:

- Exhibit A – Legal Description
- Exhibit B – Map

