

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA MAKING THE NECESSARY FINDINGS AND CERTIFYING THE UNION RANCH NORTH FINAL EIR (SCH # 2023110668) AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE UNION RANCH NORTH ANNEXATION PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(FILE NOS. ANX 21-34, PRZ 21-35, SDJ 20-142, GPA 25-01, DAA 25-01)

WHEREAS, a development application was filed by Pillsbury Road Partners, LLC, Albert Boyce, P.O. Box 1870, Manteca, CA 95336, for an Annexation, Pre-zone, General Plan Amendment, Tentative Subdivision, and Development Agreement for the North Union Ranch Annexation Project (the “Project”); 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 City completed a preliminary review of the Project consistent with CEQA Guidelines section 15060 and determined that an Environmental Impact Report (EIR) was required in order to analyze significant impacts associated with the Project; and

WHEREAS, DeNovo Planning Group assisted the City with the preparation of an EIR for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code, § 21000 *et. seq.*), and Title 14, Cal. Code Regs. Section 1500, *et. seq.* (“CEQA Guidelines”); and

WHEREAS, a Notice of Preparation of an EIR for the Project was circulated on November 28, 2023, to the State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Organizations, and interested persons; and

WHEREAS, 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 (DEIR); and

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WHEREAS, the DEIR was made available for a 45-day public review on March 1, 2024, inviting the public, agencies, organizations, and other interested parties to review and comment on the DEIR from March 1, 2024, through April 15, 2024; and

WHEREAS, the City received one comment letter regarding the DEIR and responded to said comments in the Final EIR (FEIR) pursuant to 14 Cal. Code Regs. Section 15088; and

WHEREAS, minor changes to the DEIR dated January 2025 were made to reflect an updated Project scope, however, pursuant to 14 Cal. Code Regs. Section 15088.5, recirculation of the DEIR was not warranted; and

WHEREAS, both the DEIR and FEIR and their supporting documents have been made available for public review on the City of Manteca website; and

WHEREAS, the DEIR and FEIRs reflect the City's independent judgment and analysis on the potential for environmental impacts and constitute the Environmental Impact Report for the Project; and,

WHEREAS, a Public Hearing Notice circulated in accordance with Manteca Municipal Code Section 17.08.050; and

WHEREAS, a staff report and the FEIR for the Project were presented to the City Council and made available to members of the public prior to the public hearing; and

WHEREAS, the Planning Commission of the City of Manteca at their duly noticed public hearing of March 20, 2025, adopted Resolution No. 2025-02, in a 5-0 vote recommending that the City Council make the necessary findings and certify the FEIR, including a Mitigation Monitoring and Reporting Program (MMRP) and Statement of Overriding Considerations for the Project; and

WHEREAS, the Project would have significant effects on the environment, most of which can be substantially reduced through mitigation measures; therefore, approval of the Project must include a MMRP attached hereto as **Exhibit 'A'**; and

WHEREAS, some of the significant effects cannot be lessened to a level of less than significant therefore, approval of the Project must include findings concerning alternatives as set forth in the Statement of Overriding Considerations attached hereto as **Exhibit 'B'**; and

WHEREAS, the DEIR and FEIR are separately bound documents, incorporated herein by reference, as if fully set forth herein, and pursuant to Public Resources Code Section 21081.6 and 14 Cal. Code Regs. Section 15091, under the custodial care of the Development Service Department located 1215 W Center Street, Suite 201, Manteca, CA 95337; and

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WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desire to make the necessary findings and certify the Union Ranch North Project Environmental Impact Report (SCH # 2023110668), and adopt 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 based on the following findings:

1. All the facts set forth in the recitals above are true and correct and incorporated herein by reference as if fully set forth herein.
2. The EIR for the Project was properly prepared and processed pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), and CEQA Guidelines.
3. The Final EIR has been completed in compliance with the requirements of CEQA.
4. The Final EIR was presented to the City Council and the City Council has independently reviewed and analyzed the Final EIR and other information in the record.
5. The City Council does hereby find that the EIR identified potentially significant adverse environmental impacts wherein feasible mitigation measures or standard conditions of approval that would reduce these impacts to a less-than-significant level. All of the mitigation measures identified in Mitigation Monitoring and Reporting Program, incorporated into the Conditions of Approval for SDJ 20-124, and attached hereto as **Exhibit 'A'**.
6. The City Council does hereby find that the EIR also identified potentially significant adverse environmental impacts wherein adverse environmental impacts cannot be feasibly avoided or substantially lessened. Nevertheless, the environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project associated with cumulative impacts as concluded by the Statement of Overriding Considerations, attached hereto as **Exhibit 'B'**.
7. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was introduced and passed at a regular meeting of the City Council of the City of Manteca at a duly noticed public hearing meeting of said City Council held on the 15th day of April, 2025, by the following vote:

Attachment 2

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit 'A' – Mitigation Monitoring & Reporting Program

Exhibit 'B' – Statement of Overriding Considerations