

**Notice of Availability**  
Oakwood Landing – Cerri & Denali Subdivisions  
Draft Environmental Impact Report

LEAD AGENCY

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PROJECT TITLE: Oakwood Landing – Cerri & Denali Subdivisions

PROJECT LOCATION:

The Project site is located in the southwestern portion of the City of Manteca city limits. The Project site is immediately southeast of the intersection of Bronzan Road and McKinley Avenue. The Project site is bounded on the north by an existing dirt roadway between Bronzan Road and Atherton Drive, on the east by South McKinley Avenue and an existing residential subdivision, on the south by existing agricultural fields, and on the west by existing agricultural fields and the future Atherton Drive right-of-way.

PROJECT DESCRIPTION:

The proposed Project includes a General Plan amendment and pre-zoning. At full build-out, the Project site will accommodate up to 1,265 residential units and up to 237,838 square feet of commercial uses. Approximately 16.06 acres of park and recreation facilities will be provided within the Project site in a variety of forms, consistent with the City's General Plan. Additionally, approximately 6.77 acres of open space would remain in the southeastern corner of the Project site. The Project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements. Changes to the Land Use Element would include changing approximately 121.67 acres of Business Industrial Park (BIP) to Low Density Residential (LDR) uses; changing approximately 70.0 acres of Urban Reserve Business Industrial Park (UR-BIP) to LDR uses; changing approximately 9.39 acres of Urban Reserve Very Low Density Residential (UR-VLDR) to LDR uses; changing approximately 23.41 acres of Commercial Mixed Use (CMU) to LDR uses; changing approximately 11.59 acres of BIP to High Density Residential (HDR) uses; maintaining approximately 13.0 acres as General Commercial (GC); and maintaining approximately 6.77 acres of Open Space (OS). Changes to the Zoning Map would include changing approximately 79.39 acres of Undesignated (UND) to One-Family Dwelling (R-1) uses; changing approximately 121.67 acres of Business Industrial Park (BIP) to R-1 uses; changing approximately 23.41 acres of Commercial Mixed Use (CMU) to R-1 uses; approximately 11.59 acres of BIP to Multiple-Family Dwelling (R-3) uses; maintaining approximately 13.0 acres as General Commercial (CG); and maintaining approximately 6.77 acres of Open Space (OS).

SIGNIFICANT ENVIRONMENTAL EFFECTS:

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

PUBLIC REVIEW PERIOD:

A 45-day public review period for the Draft EIR will commence on July 25, 2017 and end on September 7, 2017. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Manteca, 1001 West Center Street, Manteca, CA 95337. The Draft EIR also may be reviewed at the City of Manteca's web site: <http://www.ci.manteca.ca.us/CommunityDevelopment/Planning/Documents.aspx>. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.