



**NOTICE OF AVAILABILITY
OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR
HAT RANCH PROJECT – SCH# 2013112049**

Date: September 8, 2022

To: State Clearing House
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Manteca
1011 W. Center Street
Manteca, CA 95337
Email: lsimvoulakis@ci.manteca.ca.us

Project Title: Hat Ranch Project

Project Location: Southeast of the City of Manteca City limits in an unincorporated area of San Joaquin County (Accessor's Parcel Numbers [APNs]: 226-120-100, 226-120-110 and 226-140-04).

Public Review: The 45-day review period begins on September 8, 2022 and closes on October 24, 2022 at 5:00 p.m.

Project Description: The proposed project site is comprised of three parcels (APNs: 226-120-100, 226-120-110 [the "West Parcel"], and 226-140-04 [the "East Parcel"]) totaling approximately 184.7 acres located southeast of the City of Manteca City limits in an unincorporated area of San Joaquin County. The West Parcel is planted with vineyards. The East Parcel is planted with vineyards and contains a large barn, an office structure, a tree-lined driveway, and a 20,000-square-foot (sf) residence in the middle of the parcel. The proposed project would include a master planned residential community of up to 738 dwelling units, two neighborhood parks, and an elementary/middle school located on the project site. The proposed project would include the development of 634 traditional single-family detached homes and a unique district of 104 "half-plex" units. The existing 20,000-sf residence would be demolished and replaced with single-family lots consistent with the proposed development. The proposed project would require an annexation into the City of Manteca, Rezoning, a General Plan Map Amendment (GPA), approval of a Tentative Map, a Development Agreement, and approval of the Design Review Guidelines.

Document Availability: The Draft Environmental Impact Report (EIR) is available for review at the Community Development Department (1215 W. Center Street, Suite 201, Manteca, CA 95337) and online at:

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

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Hat Ranch Draft EIR. Written comments on the Draft EIR can be provided to the City at the address above by October 24, 2022 at 5:00 p.m.

Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Greenhouse Gases, and Transportation.