



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: October 22, 2021

TO: Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report (EIR) for the Proposed Annexation #1 Project

LEAD AGENCY CONTACT:

Lea C. Simvoulakis, Senior Planner
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337
(209) 456-8516
LSimvoulakis@ci.manteca.ca.us

REVIEW PERIOD: October 22, 2021 – November 22, 2021

Notice is hereby given that the City of Manteca is the lead agency for the preparation of a project-level Environmental Impact Report (EIR) for the proposed Annexation #1 Project (proposed Project), in accordance with the California Environmental Quality Act (CEQA), Section 15050. The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to provide meaningful input on the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the proposed Project.

Scoping Meeting: The Lead Agency will hold a public scoping meeting to receive verbal comments on the scope of the EIR on **November 9, 2021 at 5:30pm**.

Pursuant to Governor Newsom's Executive Order N-29-20, the meeting will be held via video- and teleconference. Members of the public are invited to participate in the Scoping Meeting via Zoom, which will be used to share information during the meeting. The City is requesting that you RSVP to Lea Simvoulakis, Senior Planner at LSimvoulakis@ca.manteca.ca.us to obtain the link and/or telephone call-in instructions/information for the Zoom meeting.

A copy of this NOP is available for review at the City of Manteca Community Development Department and on the City of Manteca website:

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

PROJECT DESCRIPTION

Project Location and Setting

The Project site is located directly north of the City of Manteca's limit line. The Project site is immediately west of State Route 99 (SR 99) and east of the Union Ranch Specific Plan Area. The Project site is bounded on the north by farmland, on the east by SR 99, on the south by existing residences and agricultural fields, and on the west by Union Road and the Union Ranch Specific Plan. Figures 1 and 2 show the proposed Project's regional location and vicinity. The Project site is located within Sections 12 of Township 2 South,

Range 6 East Mount Diablo Base and Meridian (MDBM). Figure 3 illustrates the Project location on the USGS Manteca, California, 7.5-minute series quadrangle map.

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 202.81 acres), including the approximate 175.67-acre Development Area, the approximate 27.14-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. This includes the Union Ranch North Project Area (Subdivision 1) (approximately 106.04 acres) and the Stagecoach at M&E Project Area (Subdivision 2) (approximately 69.63 acres). The two areas total (175.67 acres) and are further defined below
 - Union Ranch North Project Area is Subdivision 1 (approximately 106.04 acres) – includes the western portion of the Annexation and Development Area.
 - Stagecoach at M&E Project Area is Subdivision 2 (approximately 69.93 acres) – includes the eastern portion of the Annexation and Development Area.
- 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 (27.14 acres) and are further defined below:
 - Annexation SubArea 1 - 9.82 ac
 - Annexation SubArea 2 - 6.04 ac
 - Annexation SubArea 3 - 11.28 ac

Existing Site Conditions

The Project site includes approximately 202.81 acres within nineteen 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 Stagecoach at M&E Project Area (APNs 197-020-020 and 197-020-390), Annexation SubArea 1 (APN 197-020-20), Annexation SubArea 2 (APNs 197-020-29, 197-020-30, 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 4 shows an APN map of the Project site.

Site Topography

The Project site is relatively flat with natural gentle slope from south to north. The Project site topography ranges in elevation from approximately 29 to 36' feet above sea level.

Existing Site Uses

Figure 5 shows aerial imagery of the existing site uses within the Project site and the surrounding. The existing uses within the Development and Non-Development Areas are described in detail below.

The Development Area primarily contains farmland, with a few existing homes and outbuildings. The outbuildings include barns, sheds, livestock/farm animal pens, bee hives, equipment yards, dirt/gravel roadways, irrigation ditches, and overhead power lines. The majority of the Development Area is in active agricultural use (orchards), with all existing homes and outbuildings clustered on each parcel.

The Non-Development areas contains farmland and existing ranchettes. Each SubArea is uniquely different and is described in detail below:

Annexation SubArea 1 includes mostly active agricultural use (orchards), with a cluster of existing structures along Union Road. The cluster of structures in this SubArea includes existing homes, barns, sheds, livestock/farm animal pens, equipment yards, dirt/gravel roadways, irrigation ditches,

and overhead power lines. Union Road is located along the western side of this SubArea and is fully improved on the southbound portion of the roadway to a City standard with 2 southbound lanes, a landscaped median, and landscaped pedestrian sidewalks. The eastside of Union Road functions as an unimproved County roadway with one northbound lane and no pedestrian sidewalk, curb/gutter, or landscaping.

Annexation SubArea 2 is characterized as existing ranchettes, with homes, barns, sheds, livestock/farm animal pens, equipment yards, dirt/gravel roadways, irrigation ditches, and overhead power lines. The agricultural land within this SubArea is pasture and/or cropland. Union Road is located along the western side of this SubArea and is an unimproved 2-lane County roadway without any landscaping or pedestrian facilities in either the northbound or southbound direction.

Annexation SubArea 3 is characterized as existing ranchettes, with existing homes, barns, sheds, livestock/farm animal pens, equipment yards, dirt/gravel roadways, and overhead power lines. This is no active production agricultural operation in this area, but there are small livestock pens that would be expected to house sheep, goats, horses, cows, hogs, fowl, or poultry. Union Road is located along the eastern side of this SubArea and is an unimproved 2-lane County roadway without any landscaping or pedestrian facilities in either the northbound or southbound direction. Shady Pines Street is located along the southern side of this SubArea and is a fully improved City roadway that serves as an access road into the existing Woodbridge residential development.

Existing Surrounding Uses

Uses immediately adjacent to the north of the Project site include agricultural uses. Uses immediately to the west of the Project site include residential uses. Uses to the south and east of the Project site include agricultural and residential uses, including ranchettes and large estates lots (to the south and east) and a residential subdivision (to the east).

General Plan Land Use Designations

The Project site is currently designated as Very Low Density Residential (VLDR, 0.5 to 2 du/ac), Park (P), and Agriculture (AG) designations under the current General Plan. Figure 6a depicts the existing Manteca General Plan 2023 land use designations for the Project site and the surrounding areas.

The proposed 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. It is noted that the proposed Project includes a General Plan Amendment that proposes land uses consistent with the proposed General Plan Update.

The proposed 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. It is noted that the proposed Project includes a General Plan Amendment that proposes land uses in the Annexation SubAreas consistent with the proposed General Plan Update; however, because no development is proposed in the Annexation SubAreas, an alternative also includes annexation of these areas without any land use changes. Under this Alternative, it would be anticipated that the City's General Plan Update would change the land uses to what is described above. Figure 6b depicts the proposed Manteca General Plan Update.

The General Plan contains the following standards to guide development for these land uses within the Development area. It is noted that the currently adopted General Plan is the 2023 General Plan; however, the City is currently undergoing an Update to the General Plan. Both are noted below:

2023 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.

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 allow 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.

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

PROJECT GOALS AND OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed.

Project Objectives

The principal objective of the proposed Project is the annexation of the Project site into the City of Manteca, and approval and subsequent development of Subdivision 1 and Subdivision 2. The quantifiable objectives of the proposed Project include annexation of 202.81 acres, including the Union Ranch North Project Area (i.e., Subdivision 1) (approximately 106.04 acres), and the Stagecoach at M&E Project Area (i.e. Subdivision 2) (approximately 69.93 acres).

The quantifiable objectives include the development of 715 single family residential units, (410 units in Subdivision 1 and 305 units in Subdivision 2), 200 multi-family residential units in Subdivision 1. The quantifiable objectives include the development of park, open space, and trail totaling 14.55 acres, including 10.37 acres of neighborhood park, park/basin and open space and 3.45 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 goals 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 in order 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 animal, fowl/poultry, apiary, etc.), existing residences, existing outbuildings, equipment storage, roadways, irrigation, etc. even if left fallow or not used for such temporarily.

PROJECT ENTITLEMENTS

General Plan Amendment

The proposed Project would require a General Plan Land Use Amendment to adjust the land uses to LDR and HDR for the Development Area.

Additionally, the proposed Project includes a proposed General Plan Land Use Amendment to adjust the land uses in Annexation SubArea 1, 2, and 3 to be consistent with the proposed General Plan Update. Because the Annexation SubAreas are not proposed for development, establishment of the land uses under this proposed General Plan Amendment is not necessary, and as an alternative they may be left as currently designated. It is noted that the proposed General Plan Update is anticipated to change the land uses in the Annexation SubAreas, although the exact timing of that change is not defined.

Prezoning

The Project site is currently outside of the jurisdiction of the City of Manteca, and therefore does not have zoning. The existing County zoning for the Project site is shown in Figure 7a. The proposed Project includes a request for pre-zoning of the Project site consistent with the General Plan Land Uses. The proposed prezoning is shown in Figure 7b.

Tentative Map

The proposed Project includes a Tentative Map for each of the subdivisions (i.e., Subdivision 1 and Subdivision 2) that would ultimately be developed in phases. The Tentative Map covers approximately 175.67 acres within nine 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), and the Stagecoach at M&E Project Area (APNs 197-020-020 and 197-020-390).

The Tentative Map would result in the subdivision of a total of approximately 175.67 acres into 715 single family residential units, (410 units in Subdivision 1 and 305 units in Subdivision 2), 200 multi-family residential units in Subdivision 1.

10.37 acres of neighborhood park, park/basin and open space and 3.45 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 Tentative Map would result in 14.55 acres for the development of park, open space, and trail, including 10.37 acres of neighborhood park, park/basin and open space and 3.45 acres of the continuation of the Tide Water Bike Trail. The Tentative Map calls for 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. Figures 8a and 8b illustrates the proposed site plans for Subdivision 1 and Subdivision 2 (respectively), and the full Tentative Map for each Subdivision is included as Attachment A.

Annexation

The proposed Project includes an annexation of nineteen APNs totaling approximately 202.81 acres. This includes 175.67 acres for development, and 27.14 acres that is not proposed for development, but is being annexed to avoid the creation of islands. The 27.14 acres is located on nine 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 animal, 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.

DEVELOPMENT PROJECT CHARACTERISTICS

Residential

The proposed Project is primarily a residential development anticipated to provide up to approximately 915 residential units (715 single family and 200 multi-family residential units), split between the Union Ranch North portion of the Project (410 single family units and 200 multi-family units) and the Stagecoach at M&E portion of the Project (305 single family units). Development of housing will depend on market conditions and demand.

Park/Open Space/Trails

The proposed Project would provide development of park, open space, and trail totaling 14.55 acres for the development of park, open space, and trail, including 10.37 acres of neighborhood park, park/basin and open space and 3.45 acres of the continuation of the Tide Water Bike Trail.

Circulation

The proposed Project will expand the existing circulation system to serve the proposed Project and northern Manteca. This includes construction of a new East-West Connector Street connecting Union Road with State Route 99. This also includes the buildout of Union Road along the western side of the Project site. This section of Union Road is partially improved along the frontage of the Woodbridge Subdivision, and unimproved along the remaining portion of this roadway. 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.

Utilities and Planned Infrastructure Improvements

The construction of on-site infrastructure improvements would be required to accommodate development of the Project site, 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 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.

Regulated Public Utilities: Electrical, gas, phone, cable and related internet services would be extended to all portions of the Project site from existing facilities located along Union Road, SR 99, and from existing residential development surrounding the Project site. Proposed utilities would be located within public utility easements to be dedicated along street frontages. Utility improvements would be installed in conjunction with planned street improvements.

USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

City of Manteca

The City of Manteca will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Manteca General Plan Amendment (Land Use Element);
- Approval of City of Manteca Zoning Pre-zoning;
- Approval of Annexation of the Development and Non-Development Areas and Authorization to submit an Annexation request to San Joaquin LAFCo;
- Approval of Development Agreement;
- Approval of Tentative Maps;
- Approval of future Final Maps, including Large Lot Final Maps;
- Approval of future Improvement Plans;
- Approval of future Grading Plans;
- Approval of future Site Plan and Design Review;
- City review, approval, and construction and utility plans;
- Approval of future Building Permits;

- Approval of future Conditional Use Permits.

Other Governmental Agency Approvals

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- San Joaquin Local Agency Formation Commission (LAFCo) – Annexation and Detachment from Lathrop Manteca Fire District;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits;
- SJVAPCD - Authority to Construct, Permit to Operate for stationary sources of air pollution; and
- San Joaquin Council of Governments - SJCOG, Inc. (SJCOG) - Issuance of incidental take permit under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).
- South San Joaquin Irrigation District - Irrigation Service Abandonment Agreements, Improvement Plan review and Board of Directors consideration.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The City has reviewed the proposed Project application and has determined that an EIR should be prepared for the proposed Project because it may have a significant effect on the environment. All environmental topics identified in Appendix G of the State CEQA Guidelines require analysis within an EIR. The Draft EIR will examine the following: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

Each chapter of this EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource. Additionally, the EIR will include cumulative impacts analyses, as well as analyses of alternatives to the proposed Project.

An Initial Study has not been prepared for the proposed Project. As noted above, each environmental topic identified in Appendix G of the State CEQA Guidelines requires analysis in an EIR.

SUBMITTING COMMENTS

To ensure that all significant issues related to the proposed Project are identified and addressed, written comments are invited from all interested parties. To be considered, all comments must be in writing and clearly legible. Written comments concerning the proposed CEQA analysis for the Manteca Annexation #1 Project should be directed to the name and address below:

Lea C. Simvoulakis, Senior Planner
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337
Office:(209) 456-8516
Email: LSimvoulakis@ci.manteca.ca.us

Written comments are due to the City of Manteca at the location addressed above by 5:00 p.m. November 22, 2021.

Figure 1: Regional Location

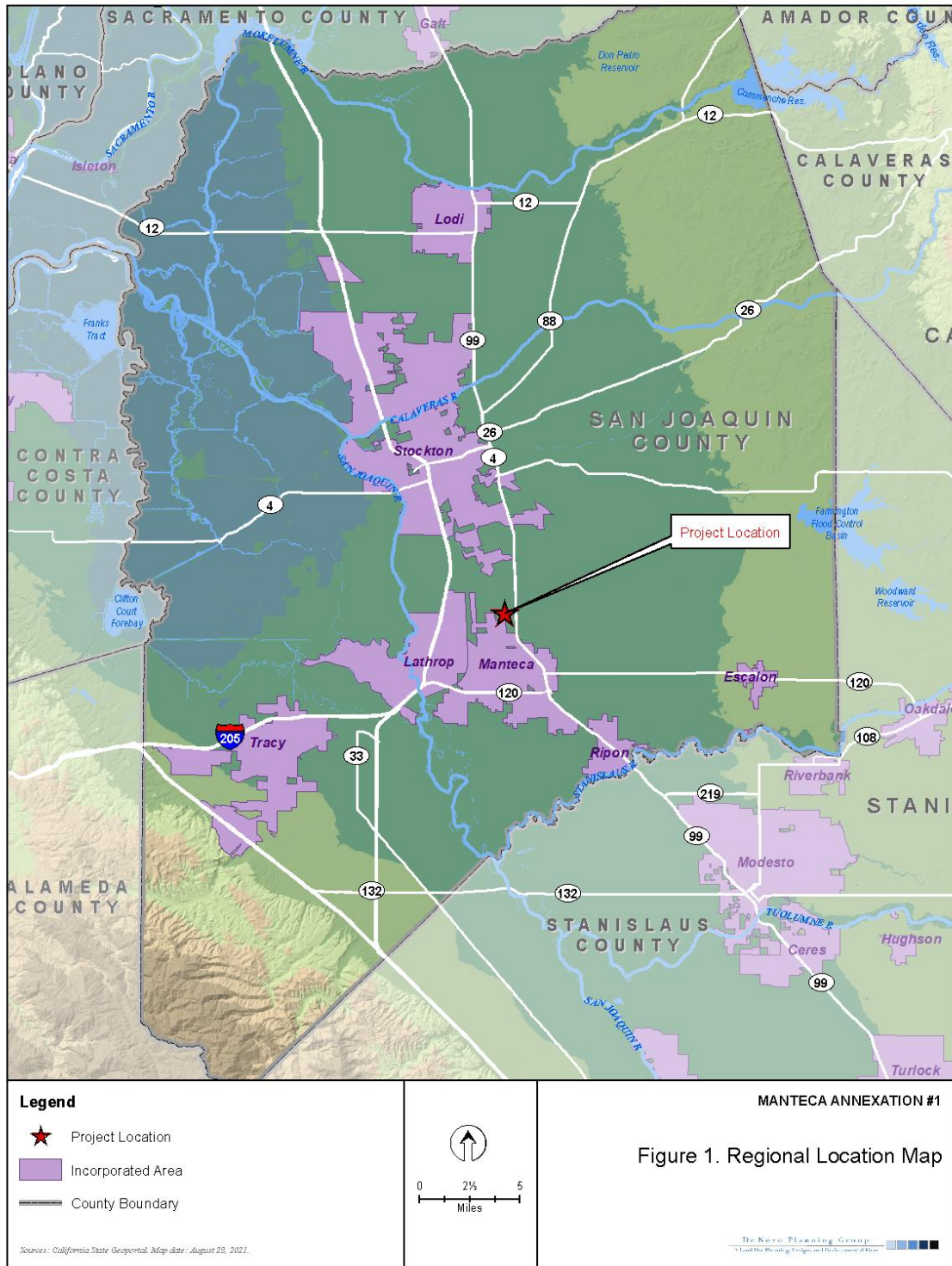


Figure 2: Project Vicinity

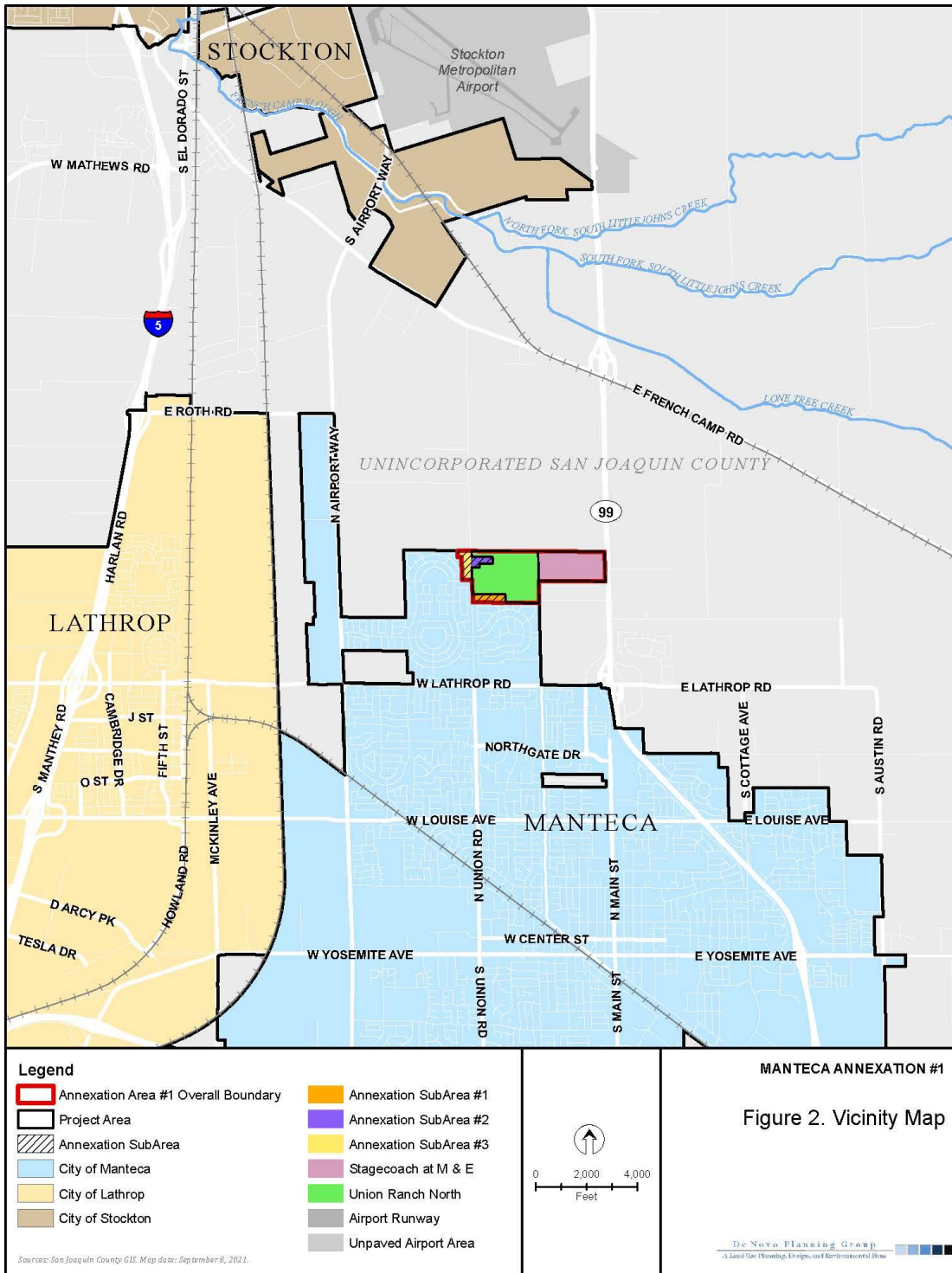


Figure 3: USGS Map

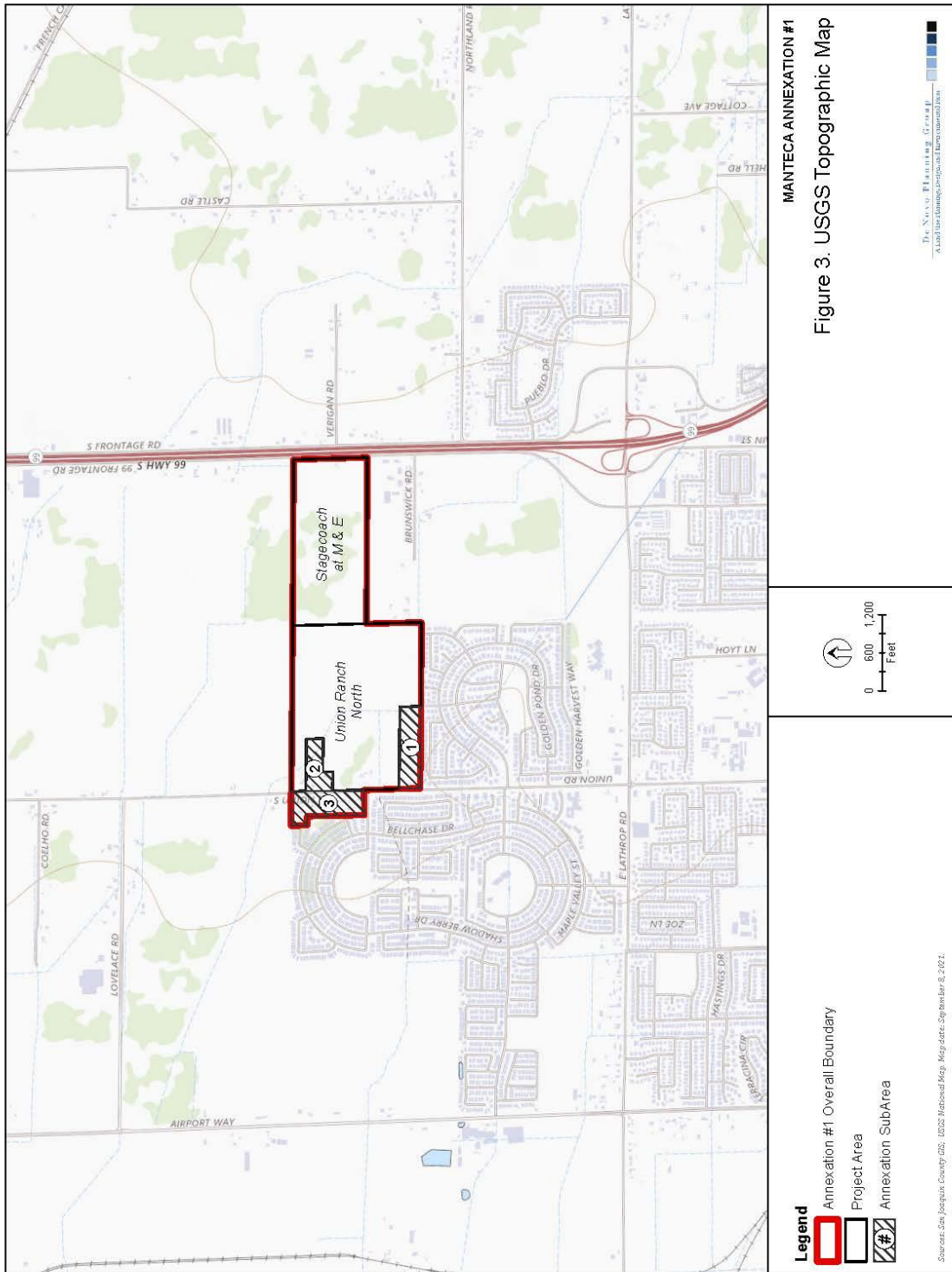


Figure 4: Assessor Parcel Map

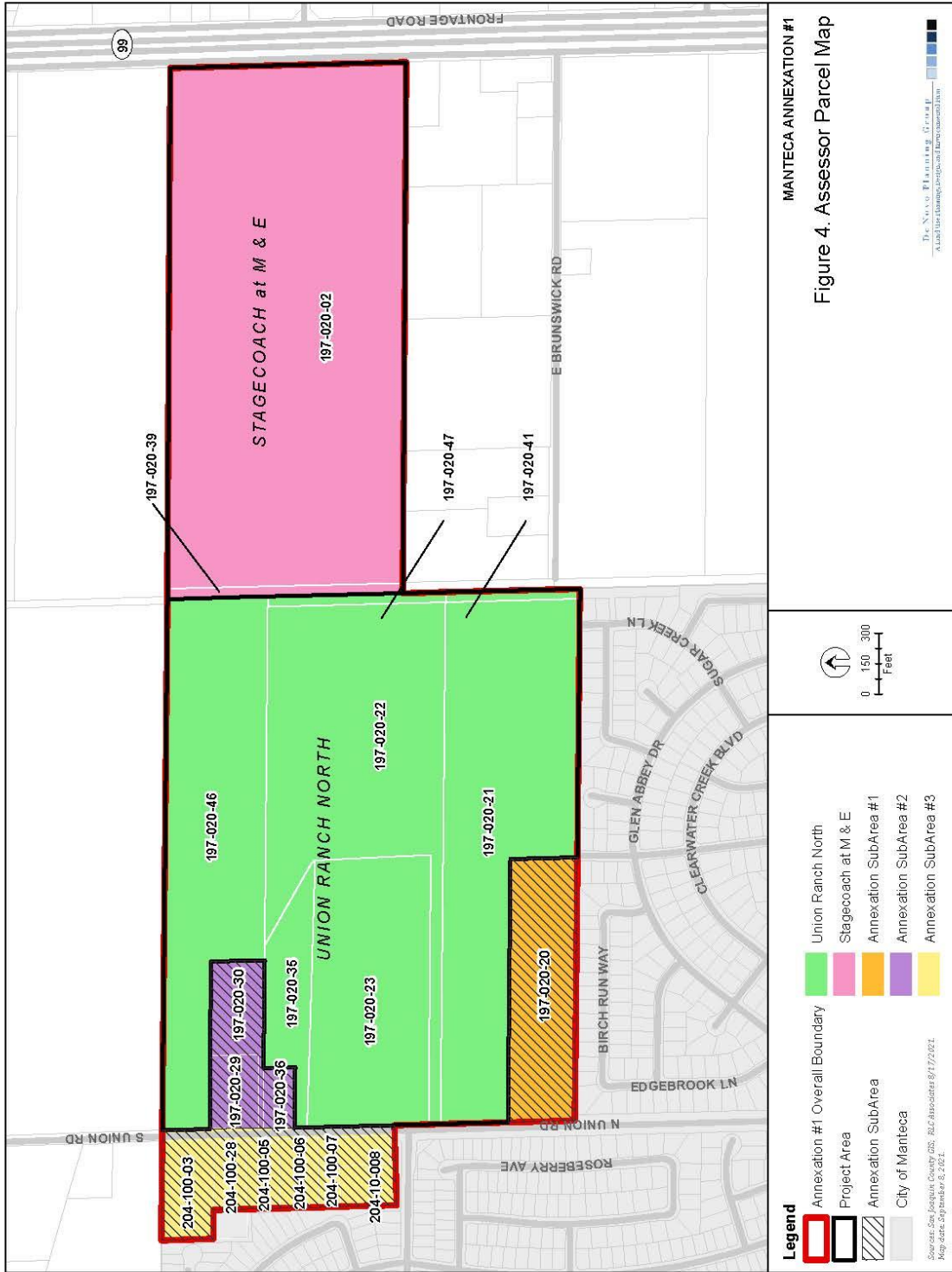


Figure 5: Aerial View Photo



Figure 6a: Existing General Plan Land Use Designations

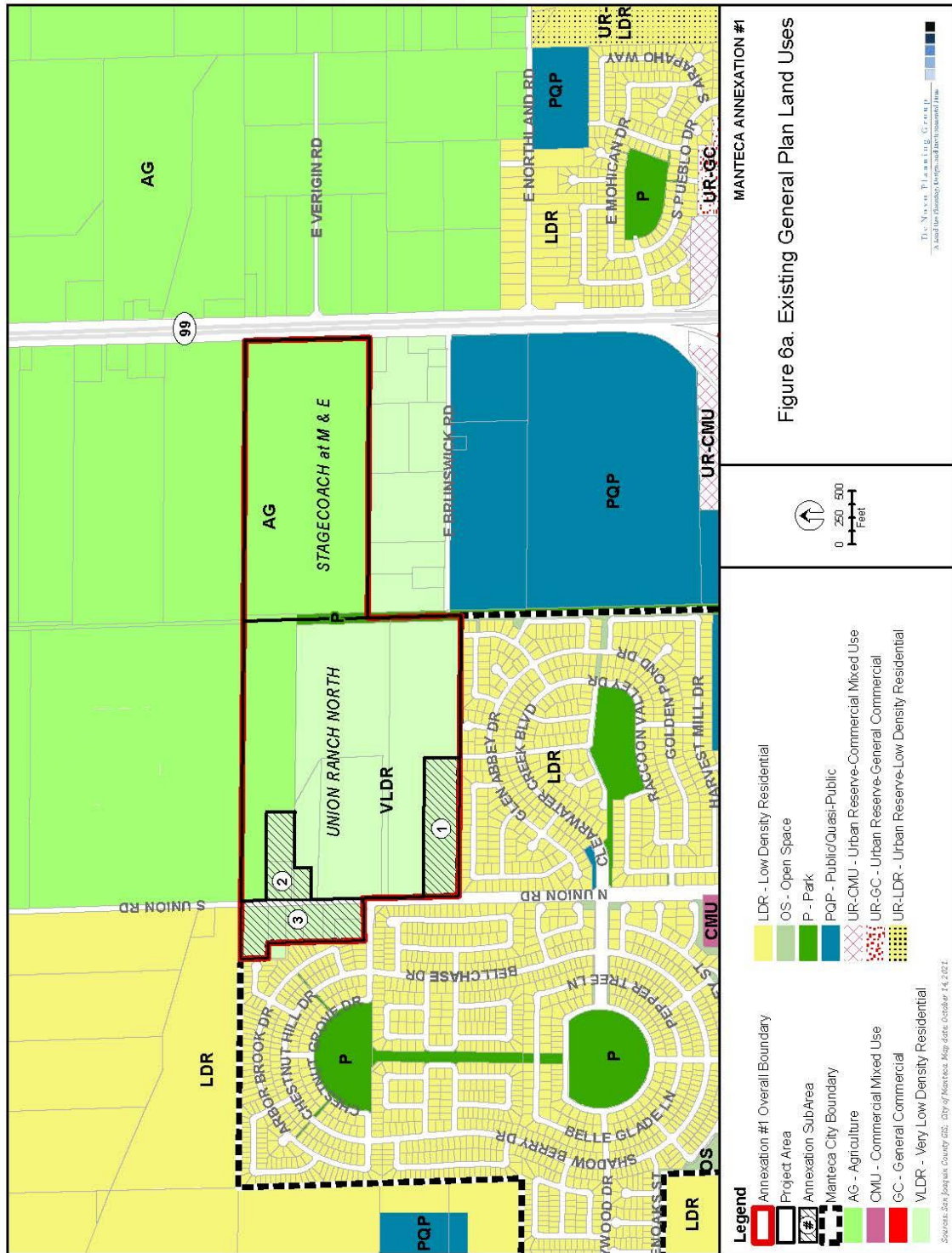


Figure 6b: Proposed General Plan Land Use Designations

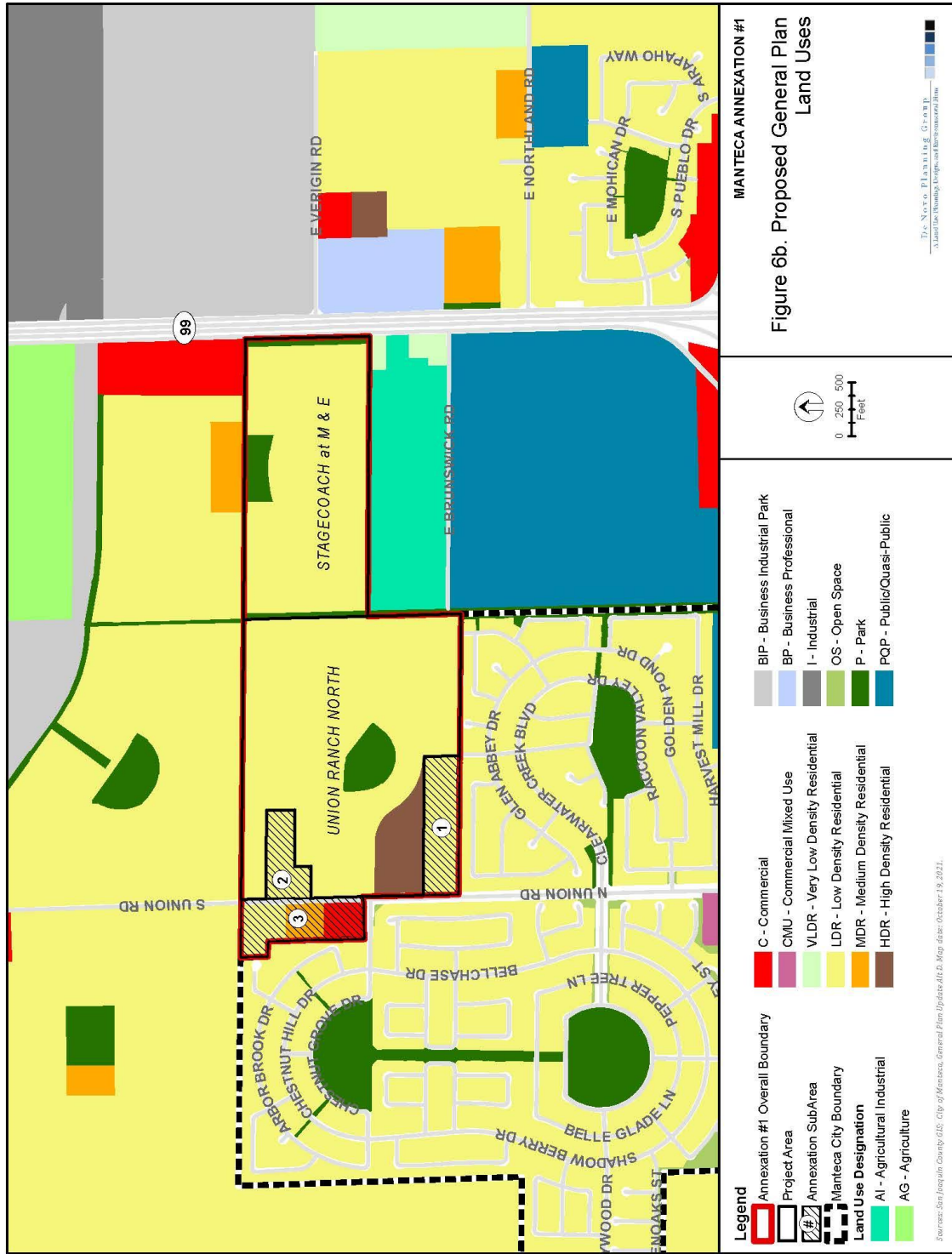


Figure 7a: Existing Zoning Designations

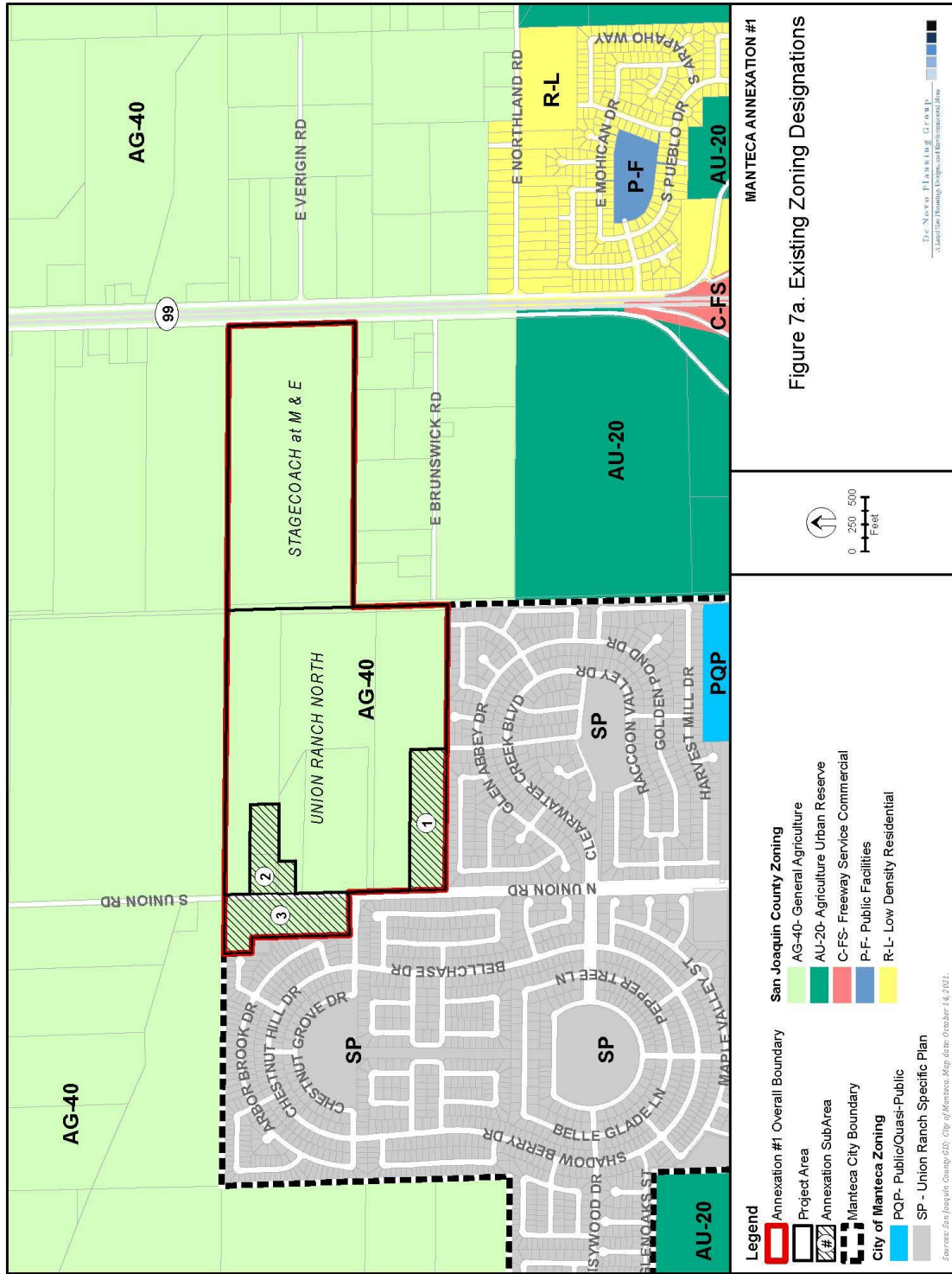


Figure 7b: Proposed Zoning Designations

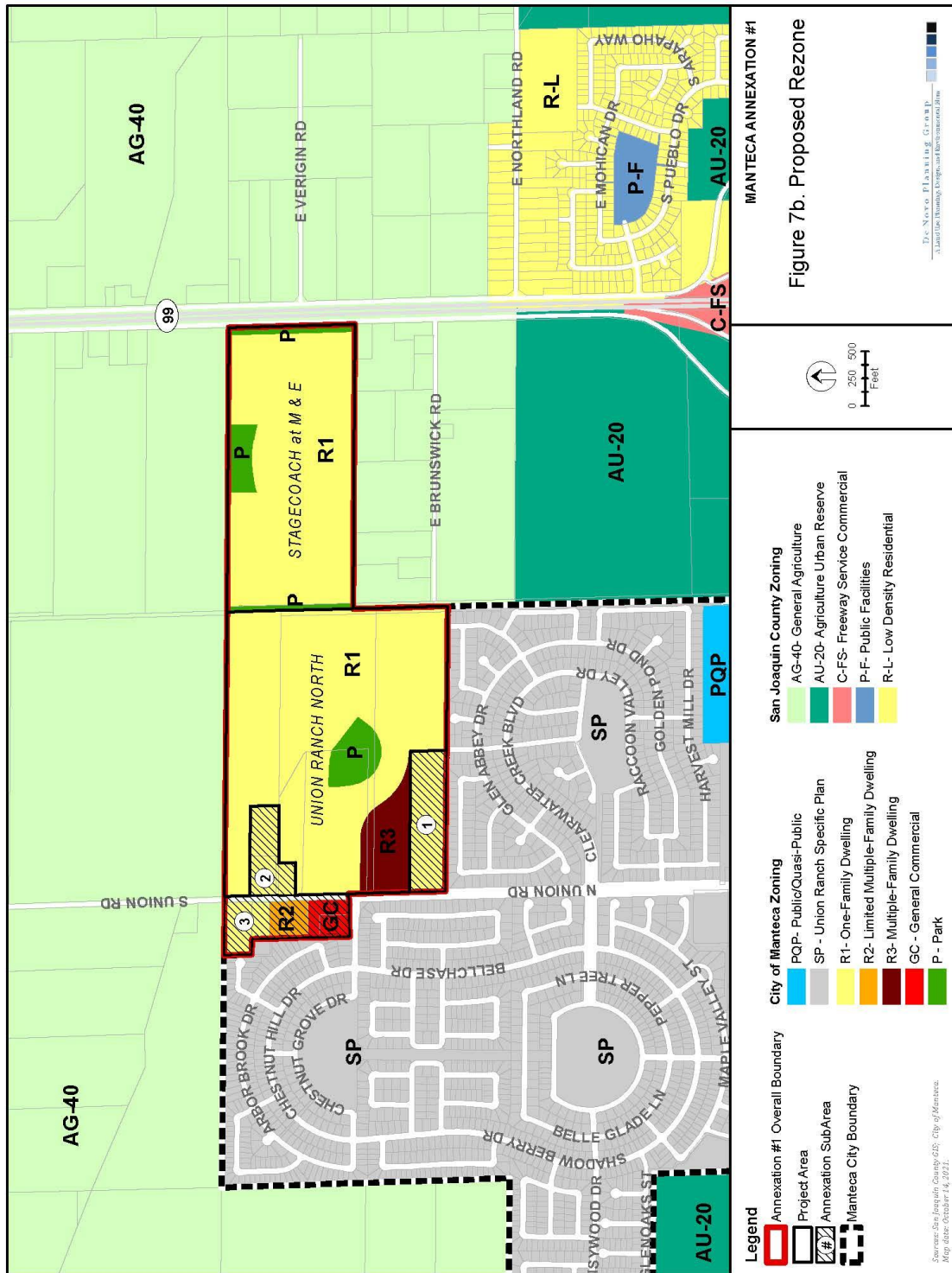
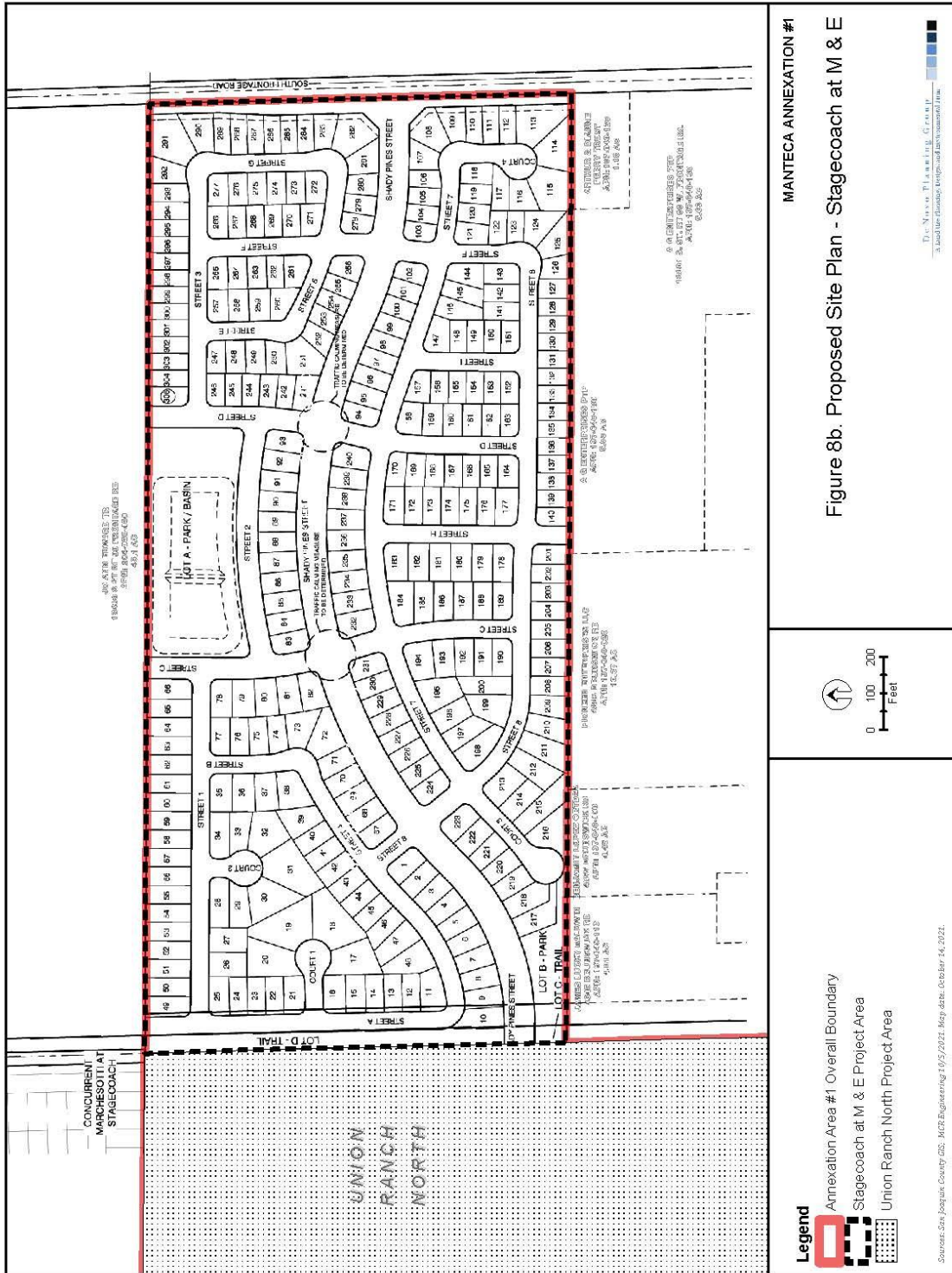


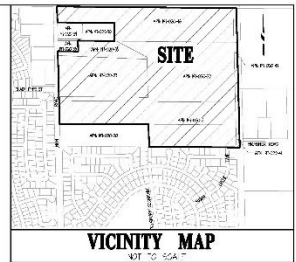
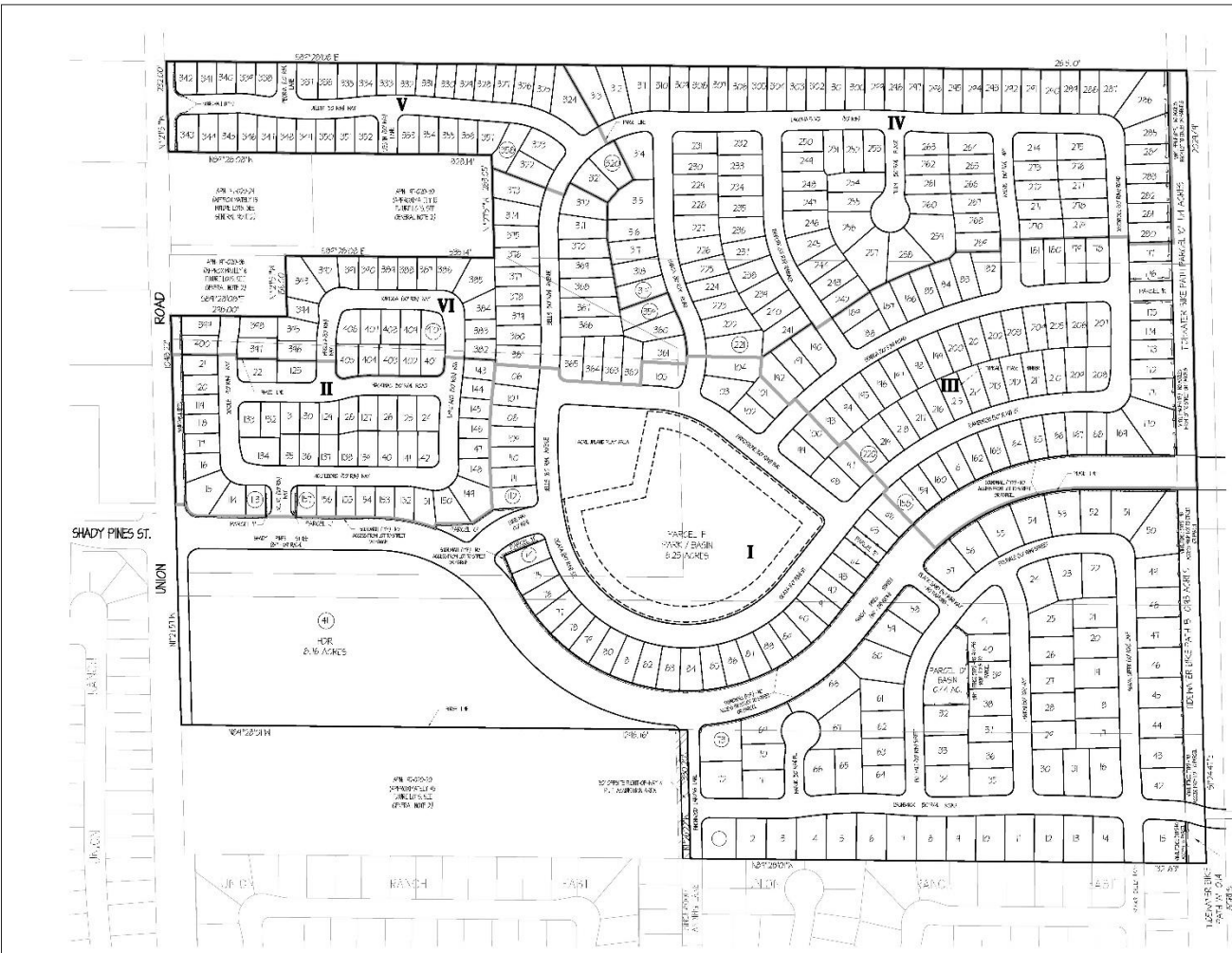
Figure 8a: Site Plan for Subdivision 1 (Union Ranch North)



Figure 8b: Site Plan for Subdivision 2 (Stagecoach at M&E)



Attachment A Tentative Maps



TENTATIVE MAP UNION RANCH NORTH TRACT NO. 3993

A TENTATIVE MAP PREPARED IN ACCORDANCE WITH CHAPTER 92.00, DIVISION 92.00, OF THE CALIFORNIA GOVERNMENT CODE AND THE SUBDIVISION MAP ACT.

OWNERS:
Yosemite Ranch
Developer of a Node of the
Yosemite Ranch Project
Yosemite Ranch
ATN: 95055-2421

DEVELOPER:
Hilltop Ranch Partners, LLC
PO Box 110
Mariposa, CA 95338
ATN: 95055-2421

ENGINEER:
RLC ASSOCIATES
4500 Yosemite Ave., Ste. 3
Mariposa, CA 95337
PHONE: 503-251-0000
FAX: 503-251-0001
ATN: 95055-2421



GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE CONSIDERED FROM THE CITY OF MARIPOSA STAGING GRID OF 100 FEET SQUARES.
2. COVER SHEET TO A COVER SHEET OF THE TRACT IS TO BE CONSIDERED TO BE CITY OF MARIPOSA UNIFORM PLAT BOOK NO. 3197 TO BE USED TO DETERMINE PARCELS ALONG WITH THE REPRESENTATIONS OF THIS MAP.
3. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "RANCH" SHALL BE USED FOR RANCH USE ONLY.
4. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "RESIDENTIAL" SHALL BE USED FOR RESIDENTIAL USE ONLY.
5. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "COMMERCIAL" SHALL BE USED FOR COMMERCIAL USE ONLY.
6. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "INDUSTRIAL" SHALL BE USED FOR INDUSTRIAL USE ONLY.
7. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "AGRICULTURAL" SHALL BE USED FOR AGRICULTURAL USE ONLY.
8. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "RECREATION" SHALL BE USED FOR RECREATION USE ONLY.
9. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "PARK" SHALL BE USED FOR PARK USE ONLY.
10. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "UTILITY" SHALL BE USED FOR UTILITY USE ONLY.
11. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "OTHER" SHALL BE USED FOR OTHER USE ONLY.
12. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "UNCLASSIFIED" SHALL BE USED FOR UNCLASSIFIED USE ONLY.
13. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "RESERVED" SHALL BE USED FOR RESERVED USE ONLY.
14. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "RETRACTED" SHALL BE USED FOR RETRACTED USE ONLY.
15. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "REPEATED" SHALL BE USED FOR REPEATED USE ONLY.
16. PARCELS DESIGNATED BY CITY OF MARIPOSA AS "REPEATED" SHALL BE USED FOR REPEATED USE ONLY.
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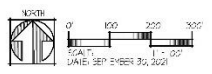
R-1 PHASING SUMMARY			
PHASE	LARGE LOTS 70' X 110' (TYP)	MEDIUM LOTS 50' X 105' (TYP)	SMALL LOTS 50' X 80' (TYP)
I - 112 LOTS	73 (LOTS 1 - 73)	34 (LOTS 74 - 112)	45 (LOTS 113 - 157)
II - 45 LOTS		63 (LOTS 158 - 220)	
III - 63 LOTS		44 (LOTS 221 - 284)	
IV - 91 LOTS		5 (LOTS 320 - 324)	34 (LOTS 325 - 358)
V - 34 LOTS		23 (LOTS 359 - 381)	24 (LOTS 382 - 410)
VI - 52 LOTS			
TOTAL	410 LOTS	73	224

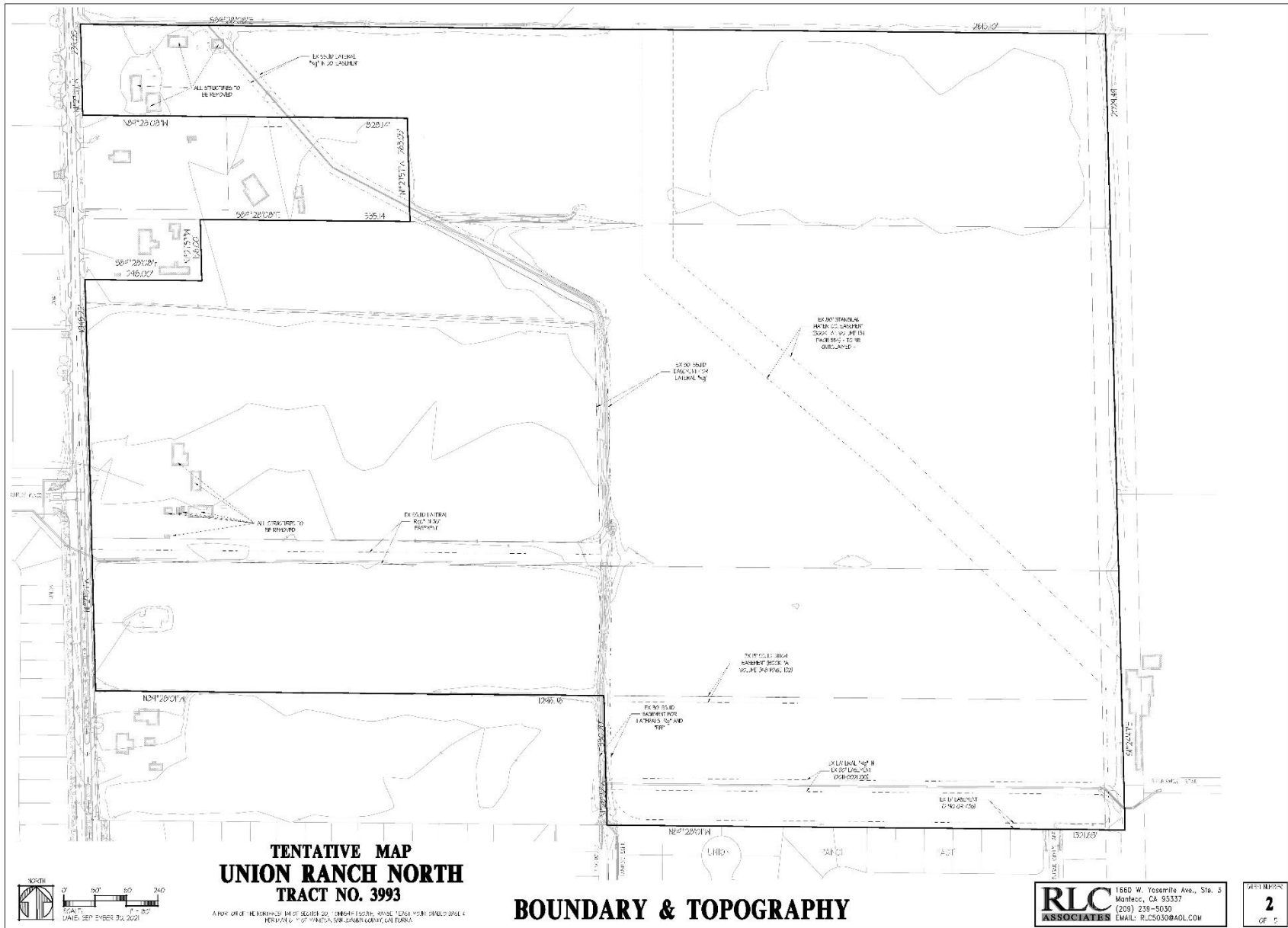
SITE PLAN

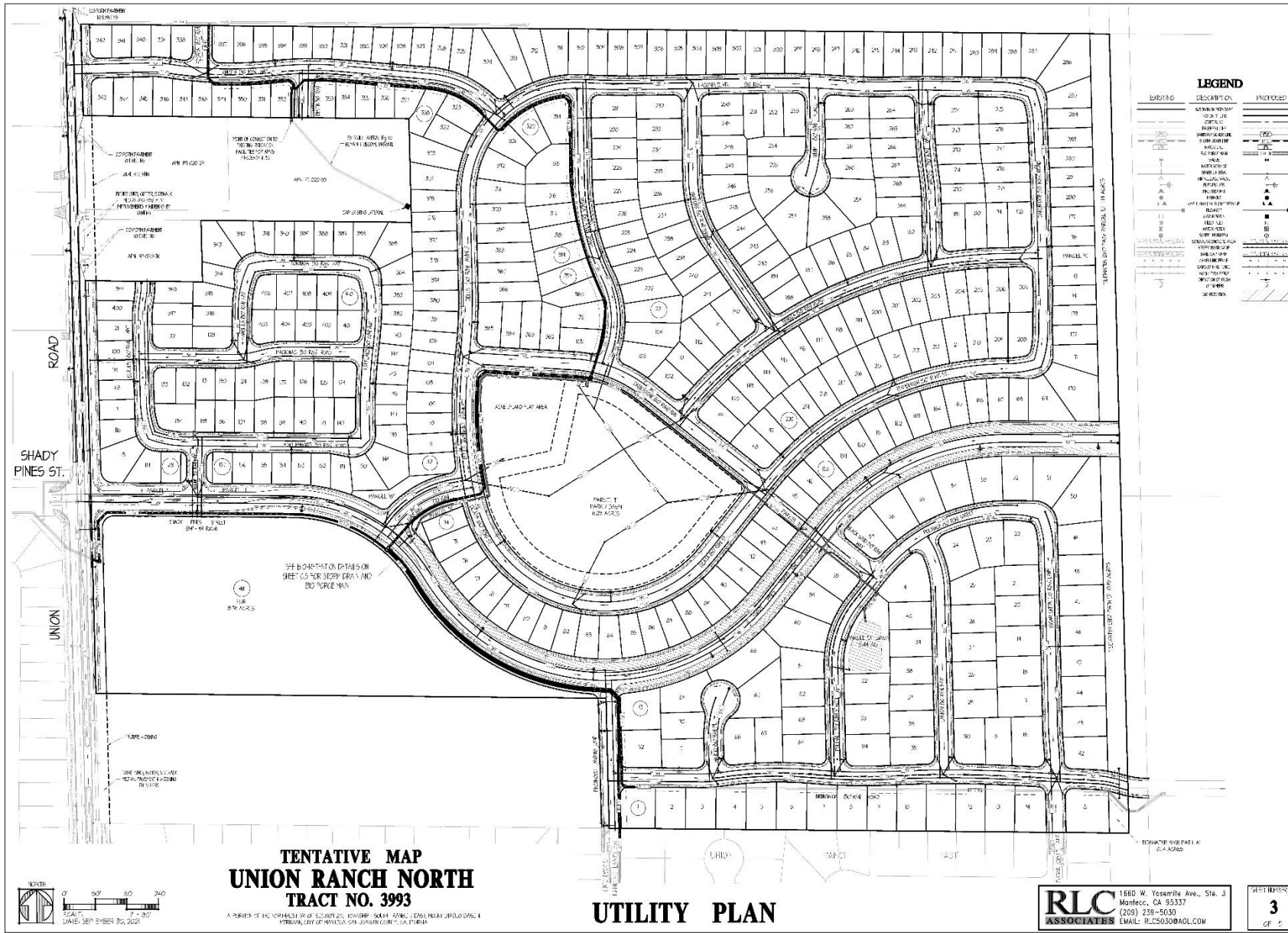
SHEET INDEX	
1 - COVER SHEET / SITE PLAN	
2 - BOUNDARY & TOPOGRAPHY	
3 - UTILITY PLAN	
4 - DIMENSIONAL PLAN	
5 - SECTIONS & DETAILS	

RLC ASSOCIATES
1560 W. Yosemite Ave., Ste. 3
Mariposa, CA 95337
(203) 235-9530
EMAIL: R.CAS@ROAD.COM

SHEET NUMBER
1
OF 5









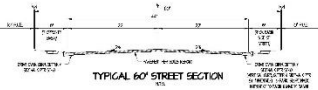
TENTATIVE MAP UNION RANCH NORTH TRACT NO. 3993

A PORTION OF THE VORLESSEN BY OF SCOTLAND, NEWSPR, SOUTH RANCH, LOCAL ORDER 06614
VORLESSEN, CITY OF MONTECITO, SAN JOSE, CALIFORNIA

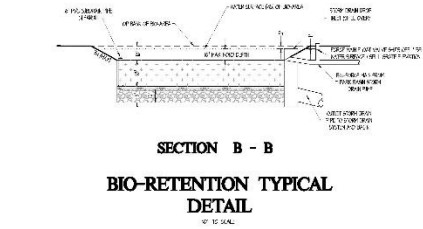
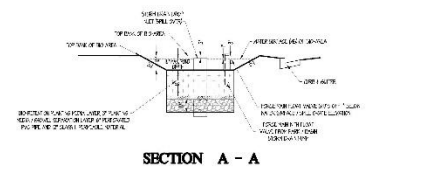
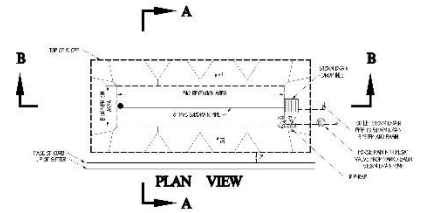
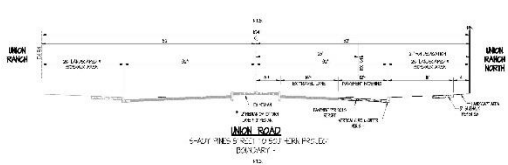
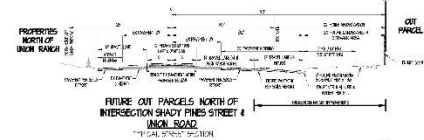
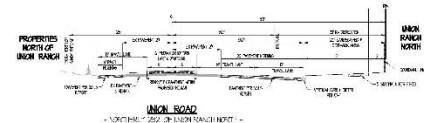
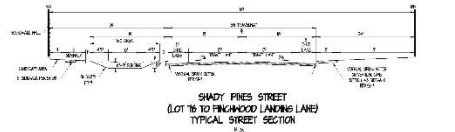
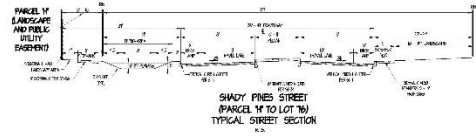
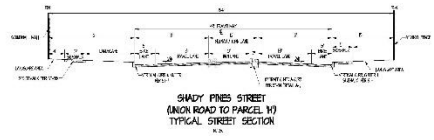
DIMENSIONAL PLAN

RLC ASSOCIATES
1660 W. Yosemite Ave., Ste. 3
Montecito, CA 95337
(209) 238-9530
EMAIL: R.CSO@AOL.COM

SHEET NUMBER
4
OF 5



NOTE: CENTERLINE OF RIGHT-OF-WAY MAY OR MAY NOT COINCIDE WITH TRAVELWAY CENTERLINE.



BIO-RETENTION TYPICAL DETAIL
1" = 10' SCALE

TENTATIVE MAP
UNION RANCH NORTH
TRACT NO. 3993

A PORTION OF THE NE/4 CORNER, 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 11 EAST, MERIDIAN 20 WEST, CALIFORNIA
VERLIND, CITY OF PALMDALE, SAN JOAQUIN COUNTY, CALIFORNIA

SECTIONS & DETAILS

RLC ASSOCIATES
1560 W. Yosemite Ave., Ste. 3
Montecito, CA 95337
(209) 239-9530
EMAIL: R_CS@SOMAIL.COM

SHEET NUMBER
5
OF 5

TENTATIVE SUBDIVISION MAP FOR: STAGECOACH AT M & E

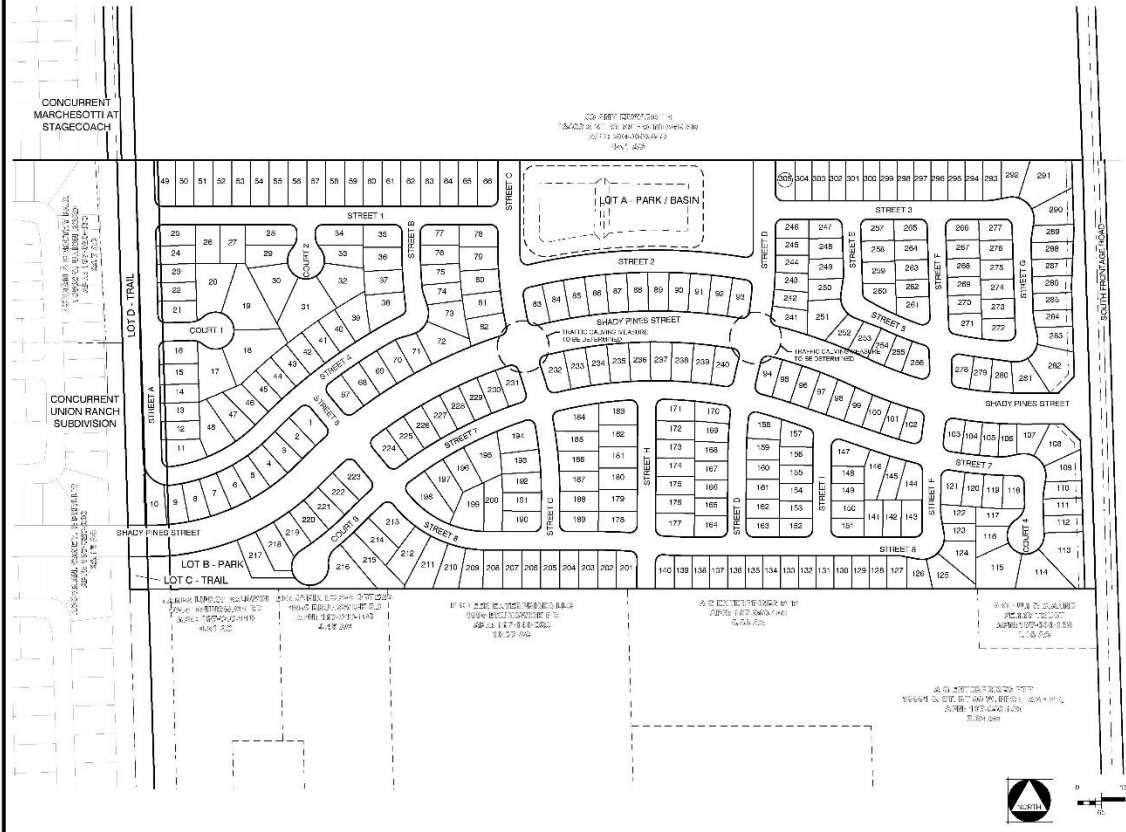
TRACT NO 4065
BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, T.1S., R.7E., M.D.B.M.,
CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

MCR
ENGINEERING
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8859



APPROVED

SITE PLAN



VICINITY MAP



INFORMATION DATA TABLE

1.	OWNER	SCOTT CARROLL M & E PROPERTY, INC. SUBDIVISIONAL PROPERTY SHIT 206 SANTA ANA, CA 92700
2.	APPLICANT	DEE ANTONIO 101 S. ILL. MANTECA, CA 95336
3.	LEGISLATION	SB 680 (MAY 19, 2000) SB 680 (MAY 19, 2000) MANTECA, CA 95336
4.	NO. OF LOTS	229 (200 SPINLE PHEMEL AND 29 (104)
5.	LAND USE	RESIDENTIAL, SINGLE-FAMILY, SINGLE-FAMILY, PROPOSED SINGLE-FAMILY RESIDENTIAL
6.	STREETS TO BE OPENED	STREET 1, STREET 2, STREET 3, STREET 4, STREET 5, STREET 6, STREET 7, STREET 8, SHADY PINES STREET
7.	GENERAL PLAN	RESIDENTIAL (R)
8.	UTILITIES	WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, SATELLITE, AND OTHER UTILITIES TO BE LOCATED AND DEPTH TO BE DETERMINED
9.	APPLICANT'S SERVICE	RESIDENTIAL
10.	APPLICANT'S SERVICE	RESIDENTIAL
11.	PROPERTY IS RELATIVELY FLAT WITH ELEVATIONS RANGING FROM 2022'. A SMALL PORTION OF THE EASTERN EDGE OF THE TRACT IS 2030'.	
12.	BOUNDARY LINES ARE BASED ON RECORD INFORMATION.	
13.	EXISTING UTILITIES ARE SHOWN ON RECORD INFORMATION AND TO BE DELETED OR DELETED BY THE CITY OF MANTECA.	
14.	IF ANY UTILITIES ARE FOUND TO BE IN CONFLICT WITH ANY OF THE LOTS OR STREETS, THE CITY OF MANTECA SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OR RELOCATION.	
15.	UTILITIES TO BE LOCATED WITHIN PUBLIC UTILITY SYSTEMS AND SHALL BE MAINTAINED BY COVERING STRUCTURES.	
16.	IF PROPOSED UTILITIES ARE NOT COVERED BY PUBLIC UTILITY SYSTEMS, THE CITY OF MANTECA SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION.	
17.	IF ANY UTILITIES ARE FOUND TO BE IN CONFLICT WITH ANY OF THE LOTS OR STREETS, THE CITY OF MANTECA SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OR RELOCATION.	
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SHEET INDEX

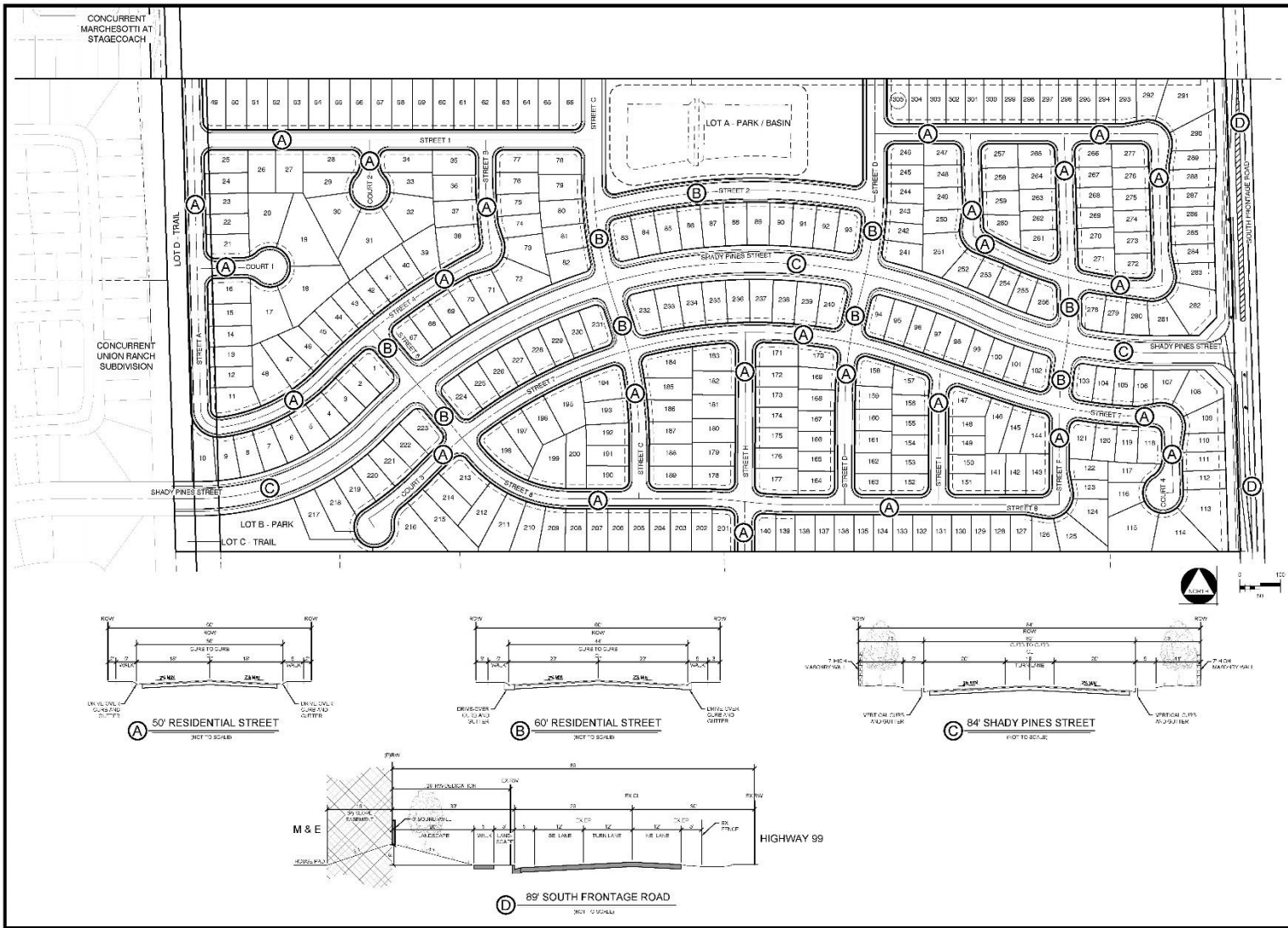
#	SHEET TITLE
1	GENERAL NOTES, KEY MAP AND LEGEND
2	TYPICAL STREET SECTION
3	TYPICAL LOT SURVEY
4	GRADED PLAN
5	UTILITY PLAN
6	PLAN FOR LOT 206

NO.	DESCRIPTION	DATE

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
GENERAL NOTES, KEY MAP AND LEGEND
MANTECA, CA
STAGECOACH AT M & E



DATE:	10/20/2010
SCALE:	AS SHOWN
DRAWN BY:	DLW
CHECKED BY:	
SHEET NO:	1
OF 7 SHEET	



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 MANTECA, CA 95336
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 FAX: (209) 239-8859



PLAN REVISIONS

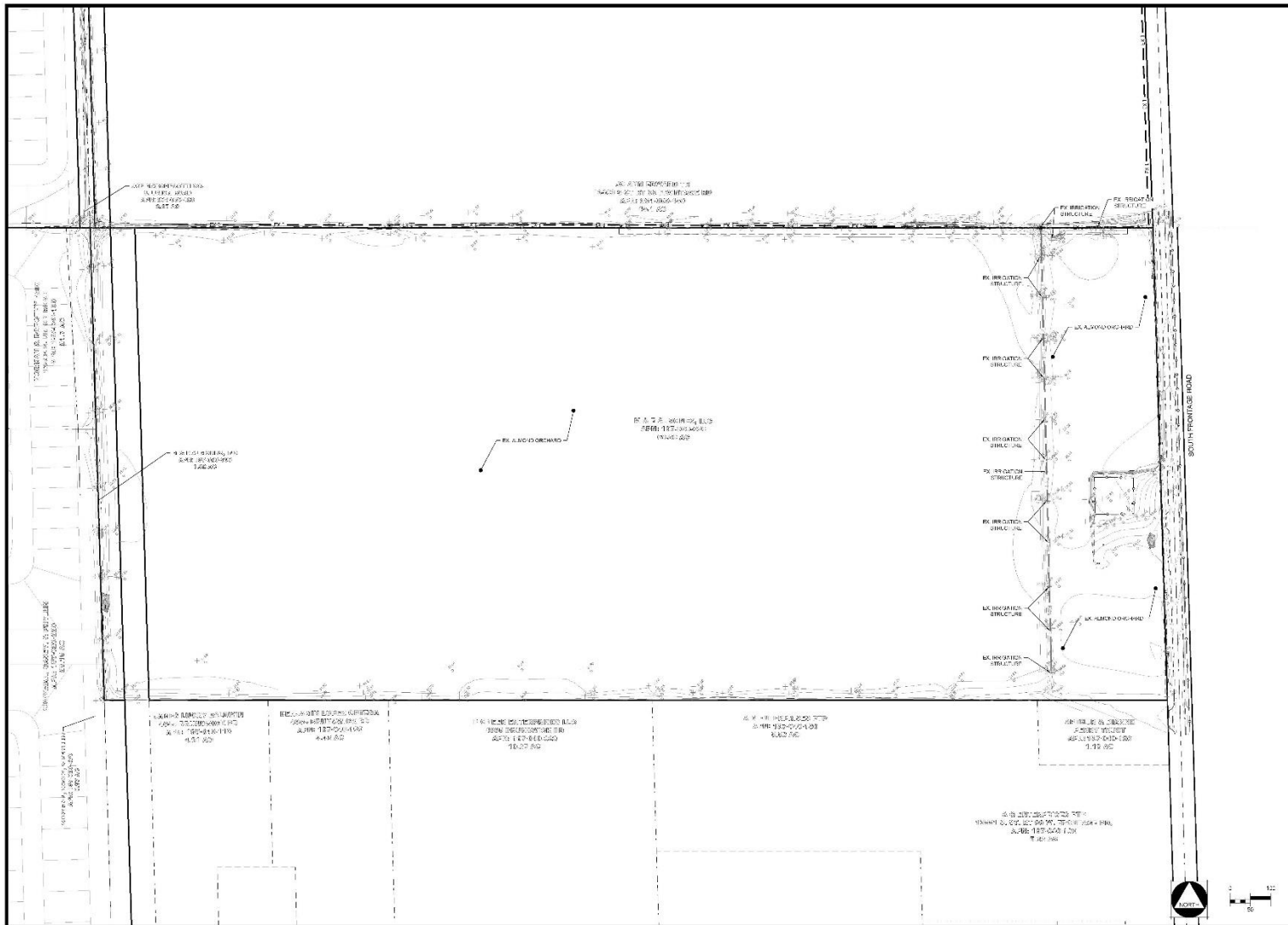
NO.	DESCRIPTION	DATE

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
 TYPICAL STREET SECTIONS
 STAGECOACH AT M & E
 MANTECA, CA

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: SCAMP
 DATE: 10/20/2011
 SCALE: AS SHOWN
 DESIGNED BY: JBLP
 CHECKED BY: JBLP

SHEET NO.
2
 OF 7 SHEET



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 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8859

APPROVED

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
TOPOGRAPHIC SURVEY

STAGECOACH AT M & E
 MANTECA, CA

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

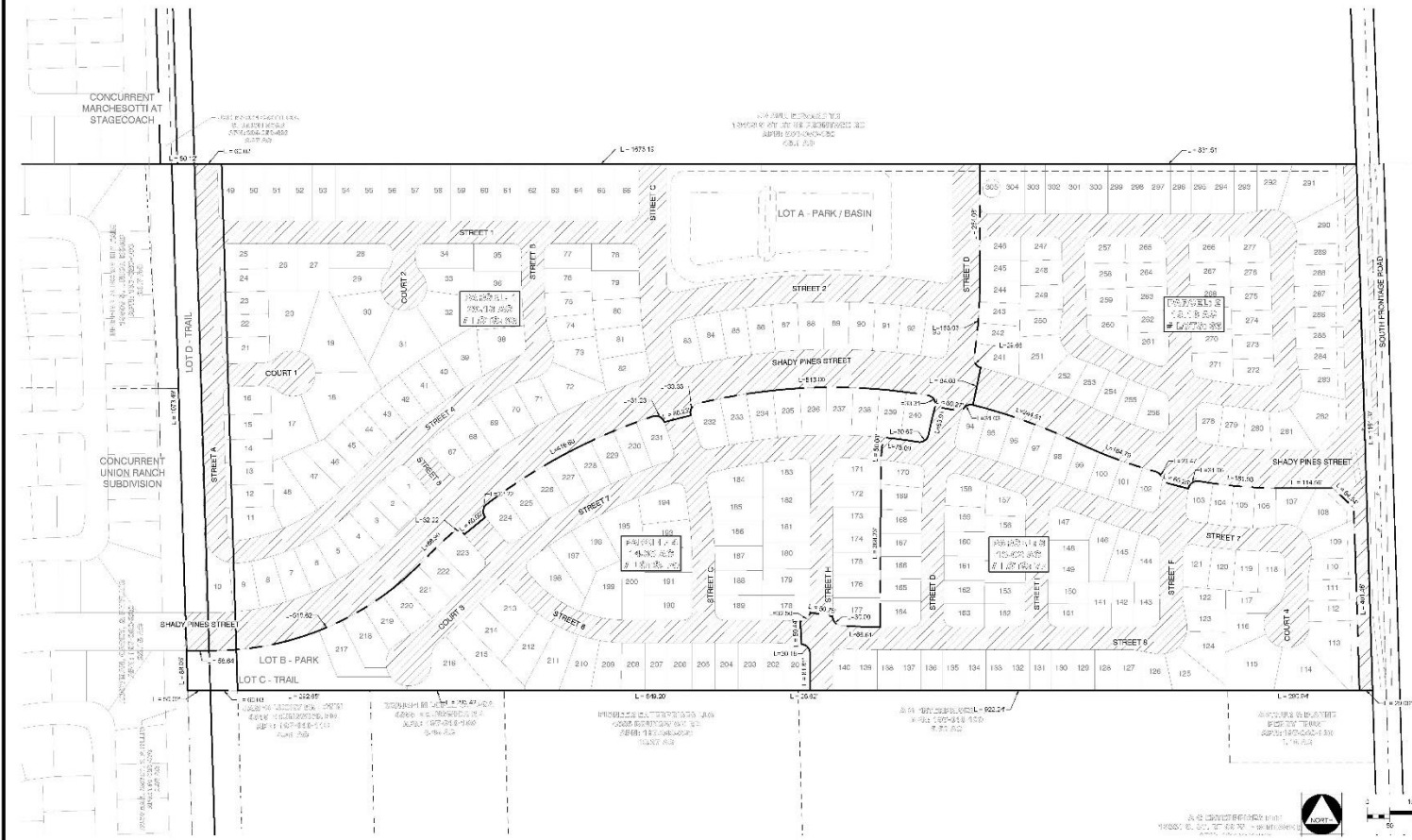
DATE: 10/20/09
 SCALE: AS SHOWN
 DRAWN BY: JBLP
 CHECKED BY: JBLP

SHEET NO.
3
 OF 7 SHEET

LEGEND

PARCEL BOUNDARY
 PARCELS
 EASEMENTS
 BUSINESS DISTRICT
 ACCESS EASEMENT

PARCEL #	AREA	# LOTS
1	22.13	03
2	11.91	04
3	13.02	07
4	14.38	09



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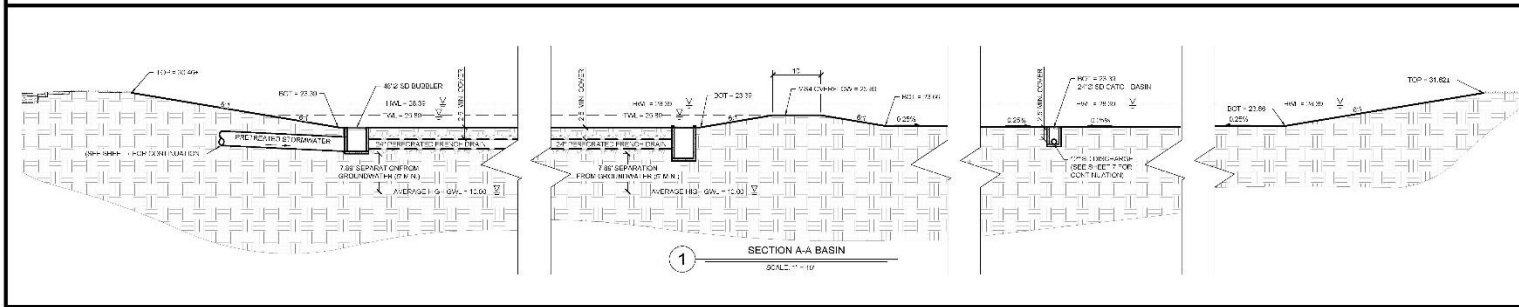
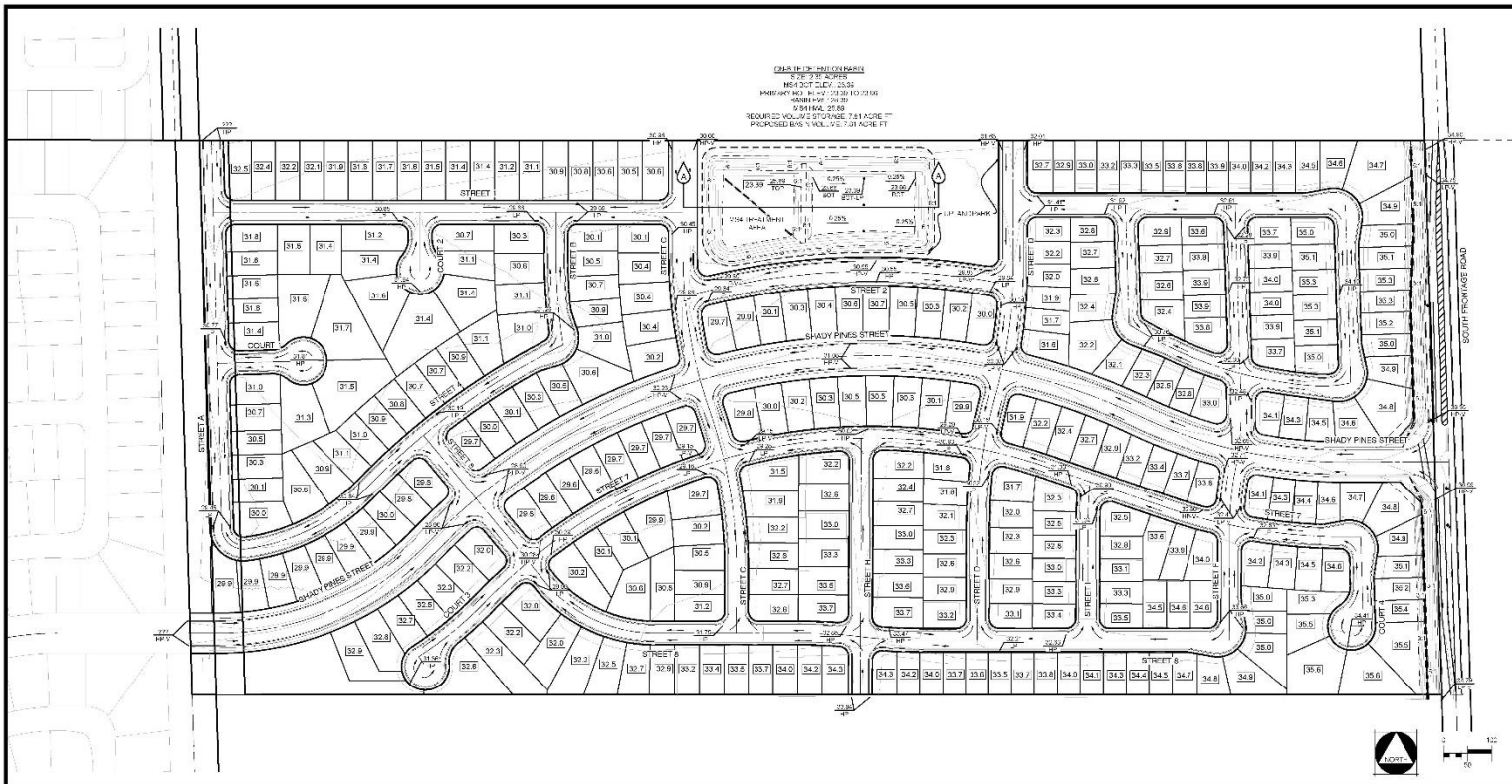
PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
LARGE LOT FINAL MAP
 STAGECOACH AT M & E
 MANTECA, CA



DATE: 10/20/21
 SCALE: AS SHOWN
 DRAWN BY: JBL/PL
 CHECKED BY: JBL

SHEET NO.
4
 OF 7 SHEET



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PLAN REVISIONS

NO.	DESCRIPTION	DATE

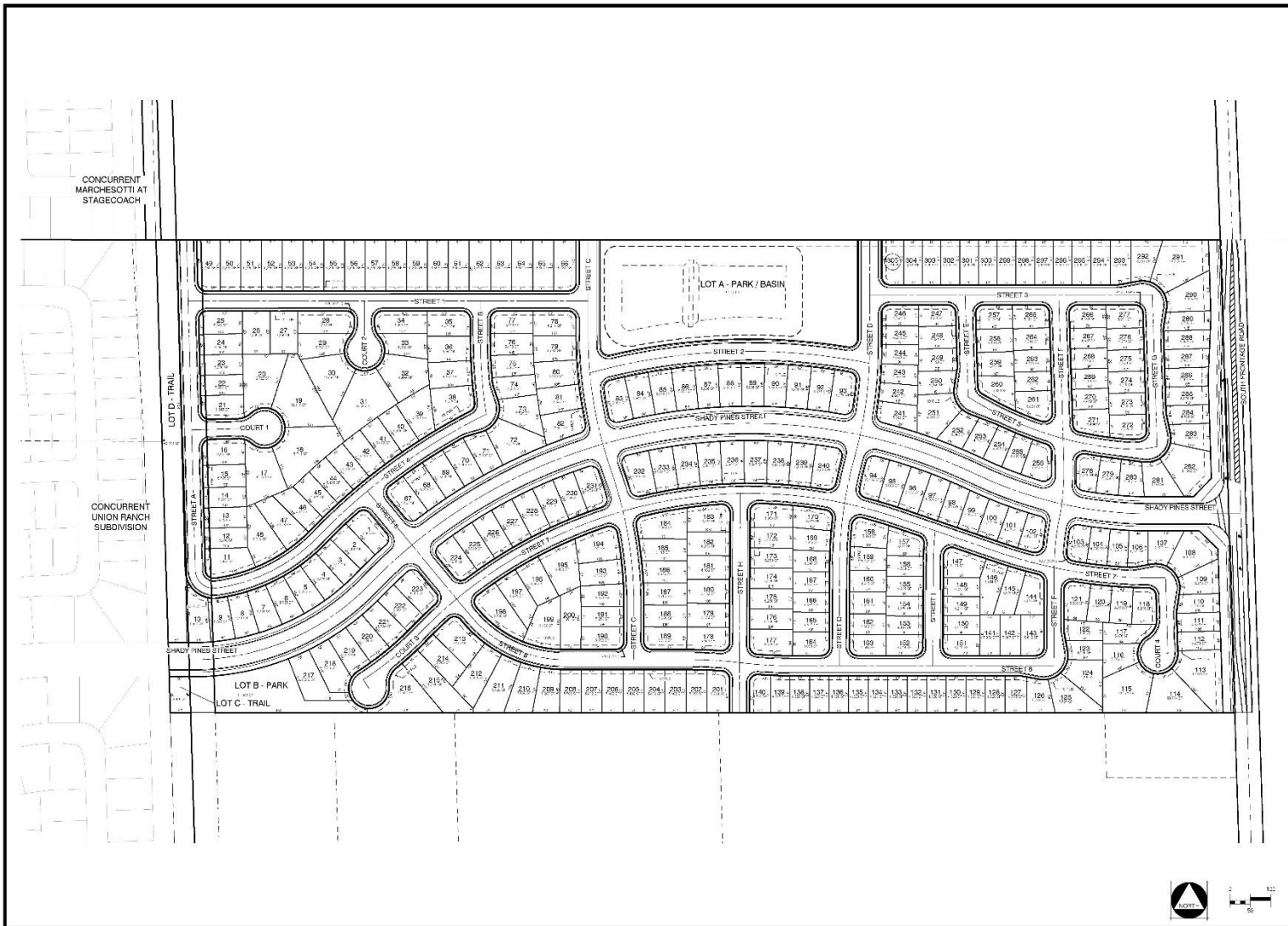
STAGECOACH AT M & E
 MANTENCA, CA

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
GRADING PLAN
 STAGECOACH AT M & E

811
 Know what's below.
 Call before you dig.
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DATE: 10/26/22
 SCALE: AS SHOWN
 SHEET NO. 5

SHEET NO.
5
 OF 7 SHEET



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MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8859



PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

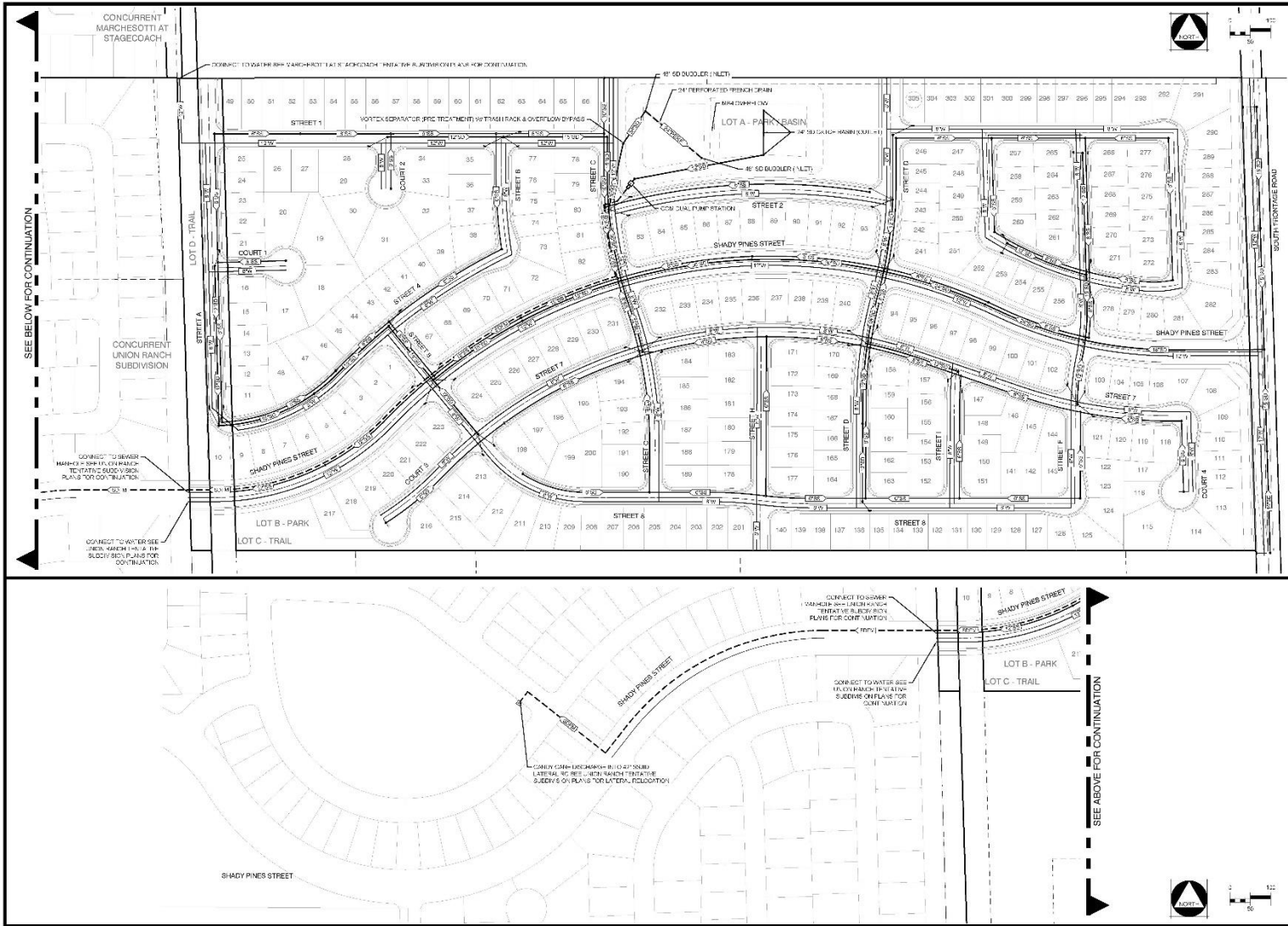
MANTECA, CA

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
DIMENSION PLAN
STAGECOACH AT M & E

811
Know what's below.
Call before you dig.
811 / 800-227-2600

DATE: 10/20/21
SCALE: AS SHOWN
DRAWN BY: JBL/JP

SHEET NO.
6
OF 7 SHEET



1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8859



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PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

MANTECA, CA

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT M & E
UTILITY PLAN



DATE:	10/20/2011
SCALE:	AS SHOWN
DRAWN BY:	JBK/PL
CHECKED BY:	

SHEET NO.
7
OF 7 SHEET