



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 #2 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 #2 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 6:30pm**.

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 Lea C. Simvoulakis, Senior Planner at LSimvoulakis@ci.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 north of the City of Manteca's limit line, directly adjacent to the Annexation #1 site (a currently proposed project). The Project site is directly east of Union Road. The Project site is bounded on the north by farmland and rural residential properties, on the east by farmland, on the south by existing rural residences and agricultural fields, and on the west by Union Road. 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.

Existing Site Conditions

The Project site (i.e., the entire site to be annexed and developed) includes approximately 158.8 acres within three Assessor parcels (APNs), APNs 204-050-220, 204-050-210, and 204-050-42. Figure 4 shows an APN map of the Project site.

Site Topography

The Project site is relatively flat. The Project site topography ranges in elevation from approximately 29 to 31 feet above sea level.

Existing Site Uses

The Project site primarily contains farmland. There are some existing improvements, including an existing house and dirt and gravel roadways. The house structure is located in the western portion of the Project site along Union Road. The majority of the Project site is in active agricultural use (orchards). Figure 5 shows aerial imagery of the existing site uses within the Project site.

Existing Surrounding Uses

Uses immediately adjacent to the north of the Project site include agricultural uses and rural residential uses. Uses immediately to the west, east, and south of the Project site include agricultural and rural residential uses. A residential subdivision (Annexation #1) is anticipated to be developed immediately to the south of the Project site in conjunction with, or prior to, development of the Project site.

General Plan Land Use Designations

The Project site is currently designated as Agriculture (AG) 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, Business Industrial Park, 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. Figure 6b depicts the proposed Manteca General Plan Update.

The General Plan contains the following standards to guide development for these land uses. 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

AG (Agriculture): This designation provides for agricultural uses (such as vineyards, orchards, and 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.

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.

Business Industrial Park (BIP): This designation provides for sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Allowed uses include administrative, offices, research and development, light industrial, including manufacturing and assembly, and commercial storage. Warehouse, storage, and distribution that support the industrial uses shall not comprise more than 20% of a business industrial park. Service

commercial and retail activities provided for the convenience of the employees shall not comprise more than 10% of a business industrial park.

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 the Project site. The quantifiable objectives of the proposed Project include annexation of 158.8 acres. The quantifiable objectives include the development of 560 residential units, three lots totaling 22.13 acres of Business Industrial uses, a new community park/basin totaling 5.89 acres, 2.79 acres of open space/basin, and 8.3 acres of Paseo/Trail, which includes 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.
- Provide business industrial park uses that would facility new business and job opportunities for the community.
- Provide a new cross-connector road (Lovelace Road) to facilities traffic flows through northern Manteca as planned in the General Plan.
- Utilize business industrial park and Lovelace Road as an appropriate buffer between the residential uses and the existing agricultural uses to the north of the site so as to avoid inherent land use conflicts between these uses.
- 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.
- Allow all existing property owners with existing and legal non-conforming uses 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 BIP.

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 that would ultimately be developed in phases. The Project site includes approximately 158.8 acres within three Assessor parcels (APNs), 204-050-220, 204-050-210, and 204-050-42. The quantifiable objectives of the proposed Project include annexation of 158.8 acres to allow for the development of 560 residential units, three lots totaling 22.13 acres of Business Industrial uses, a new community park/basin totaling 5.89 acres, 2.79 acres of open space/basin, and 8.3 acres of Paseo/Trail, which includes 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. Figure 8 illustrates the proposed site plan and the full Tentative Map is included as Attachment A.

Annexation

The proposed Project includes an annexation of three APNs totaling approximately 158.8 acres.

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

The proposed Project is a development anticipated to provide up to approximately 560 single family residential units, and 22.13 acres of Business Industrial Park on three lots. In addition to the residential units and Business Industrial Park lots, the proposed Project would provide a new community park/basin totaling 5.89 acres, 2.79 acres of open space/basin, and 8.3 acres of Paseo/Trail, which includes the continuation of the Tide Water Bike Trail. Development of housing and industrial uses will depend on market conditions and demand.

Residential Development

At full build-out, the proposed Project would provide up to approximately 560 single-family residential units.

Industrial Development

At full build-out, the proposed Project would provide up to approximately 22.13 acres of Business Industrial uses on three lots.

Parks/Open Space/Trails

The proposed Project includes a new community park/basin totaling 5.89 acres, 2.79 acres of open space/basin, and 8.3 acres of Paseo/Trail, which includes 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 via Lovelace Road. This also includes the buildout of Union Road along the western side 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

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, 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 Project site 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 North Manteca Annexation #2 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

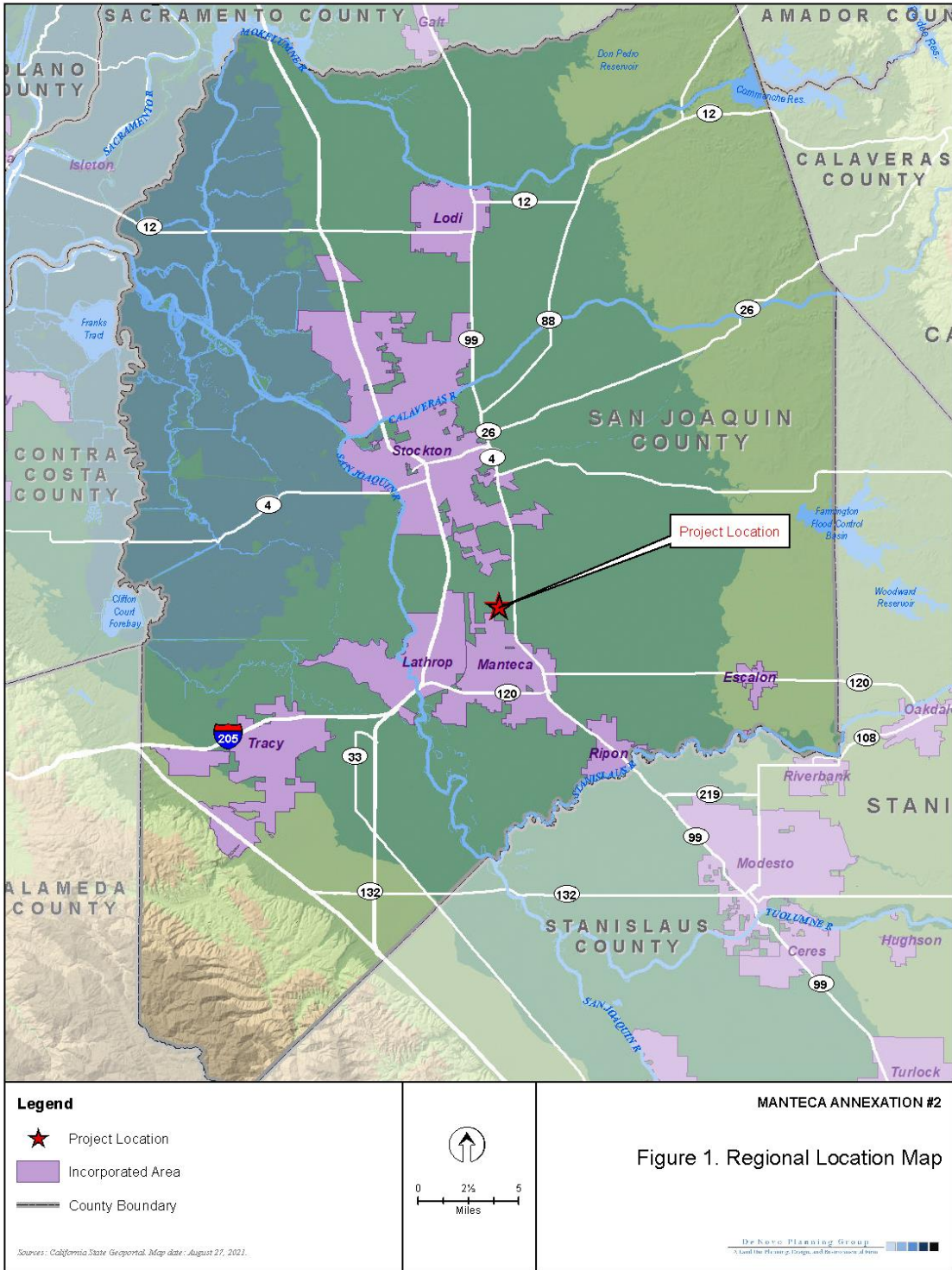


Figure 2: Project Vicinity

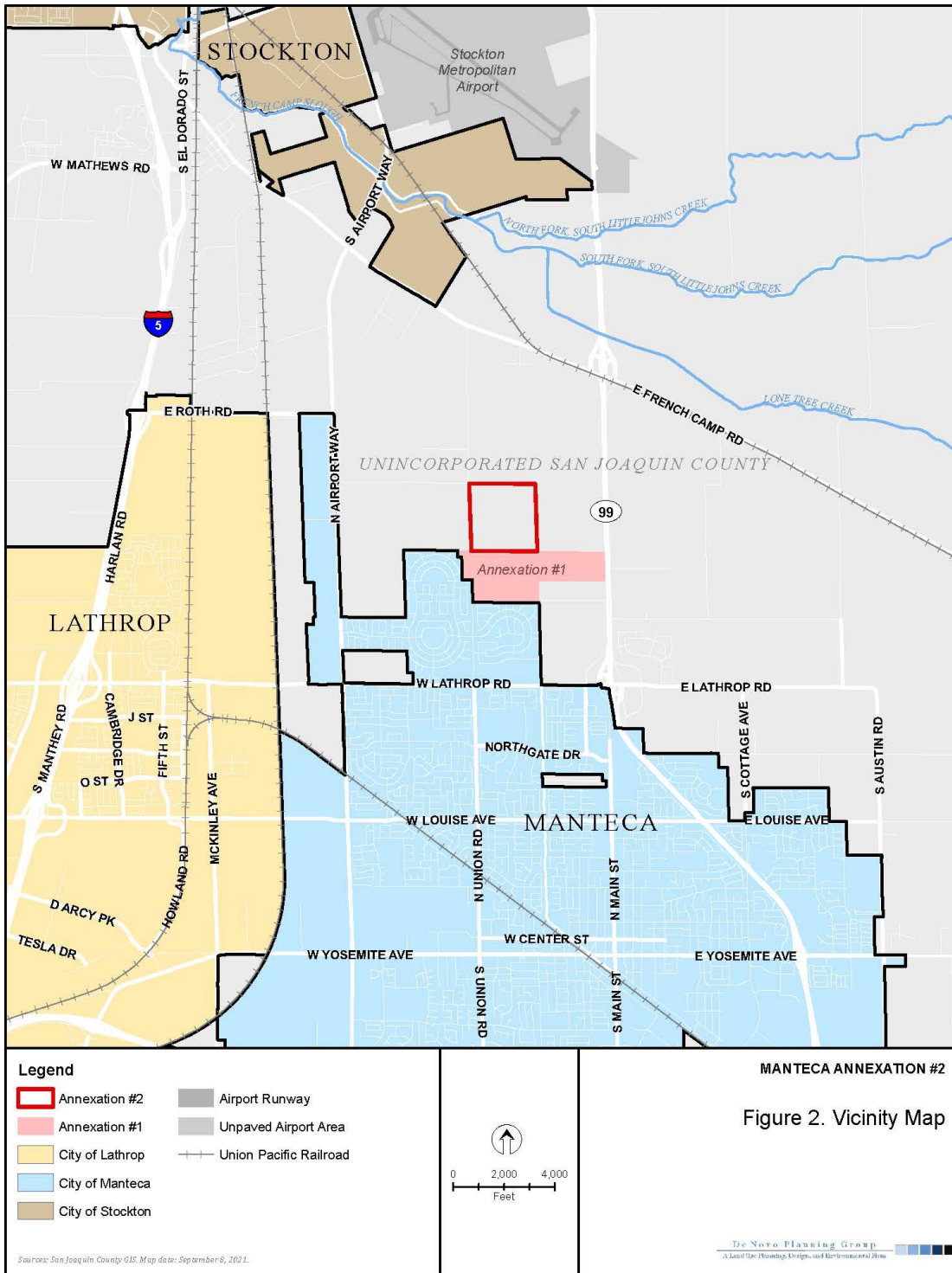


Figure 3: USGS Map

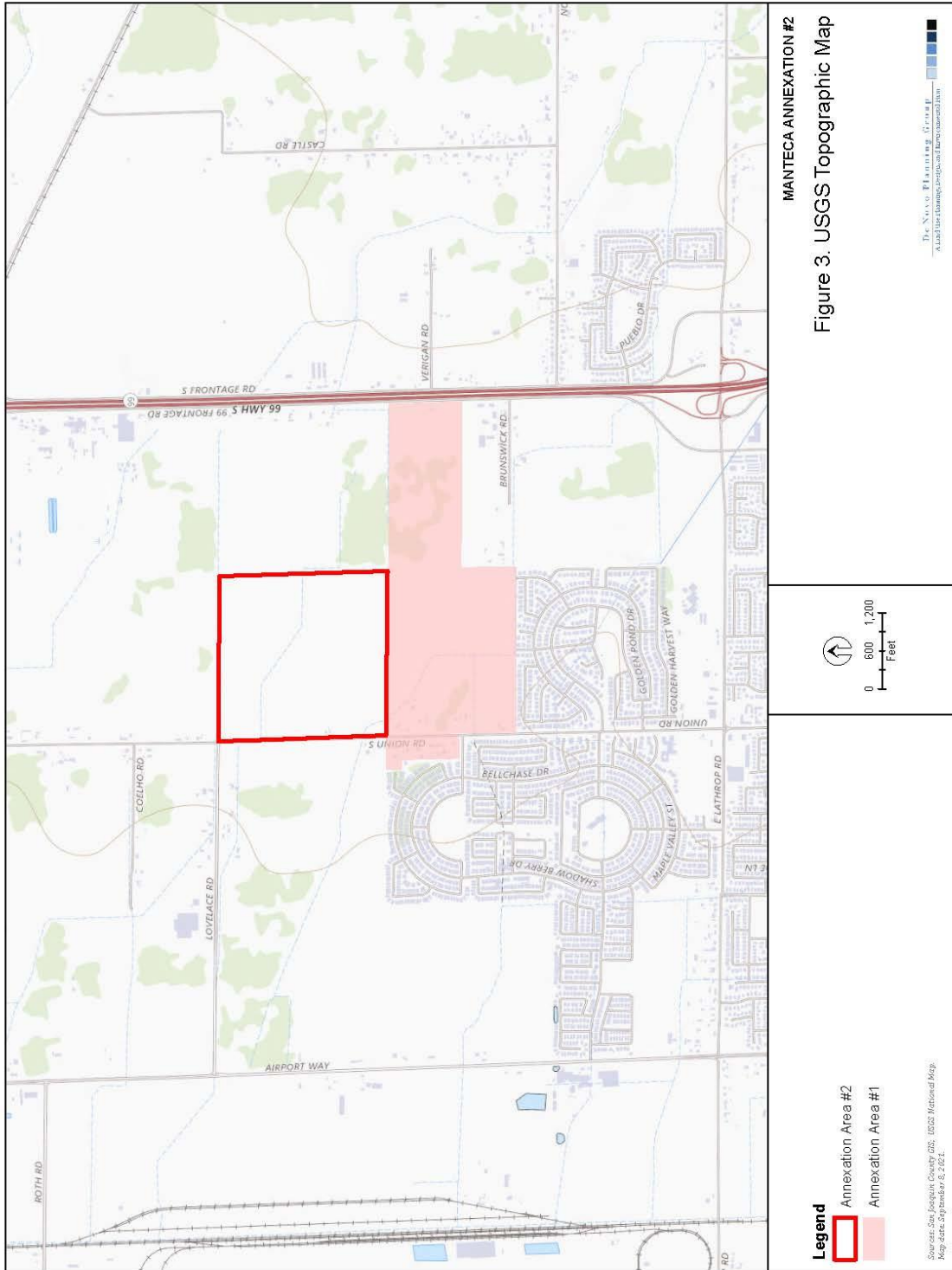


Figure 4: Assessor Parcel Map

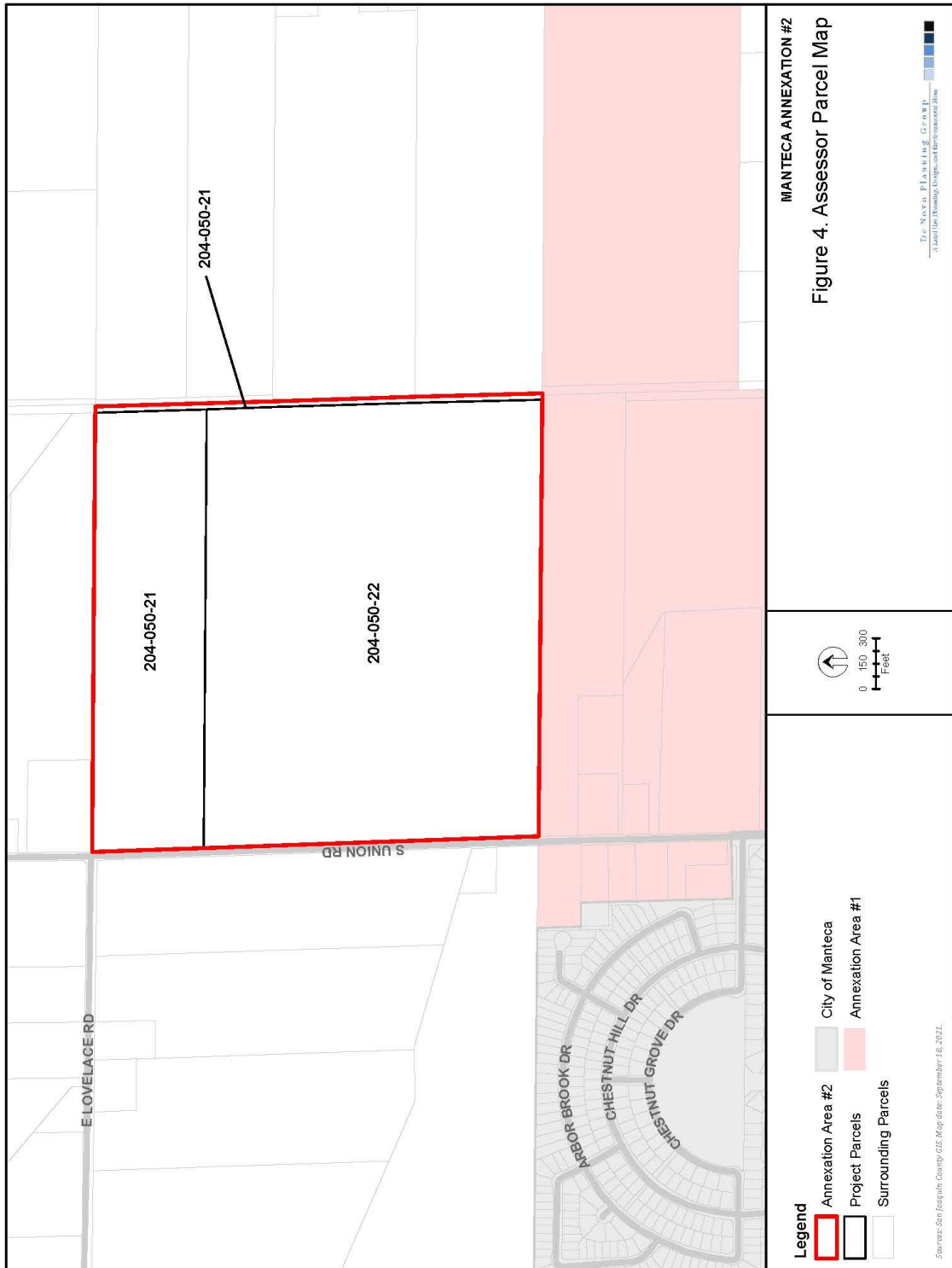


Figure 5: Aerial View Photo



Figure 6a: Existing General Plan Land Use Designations

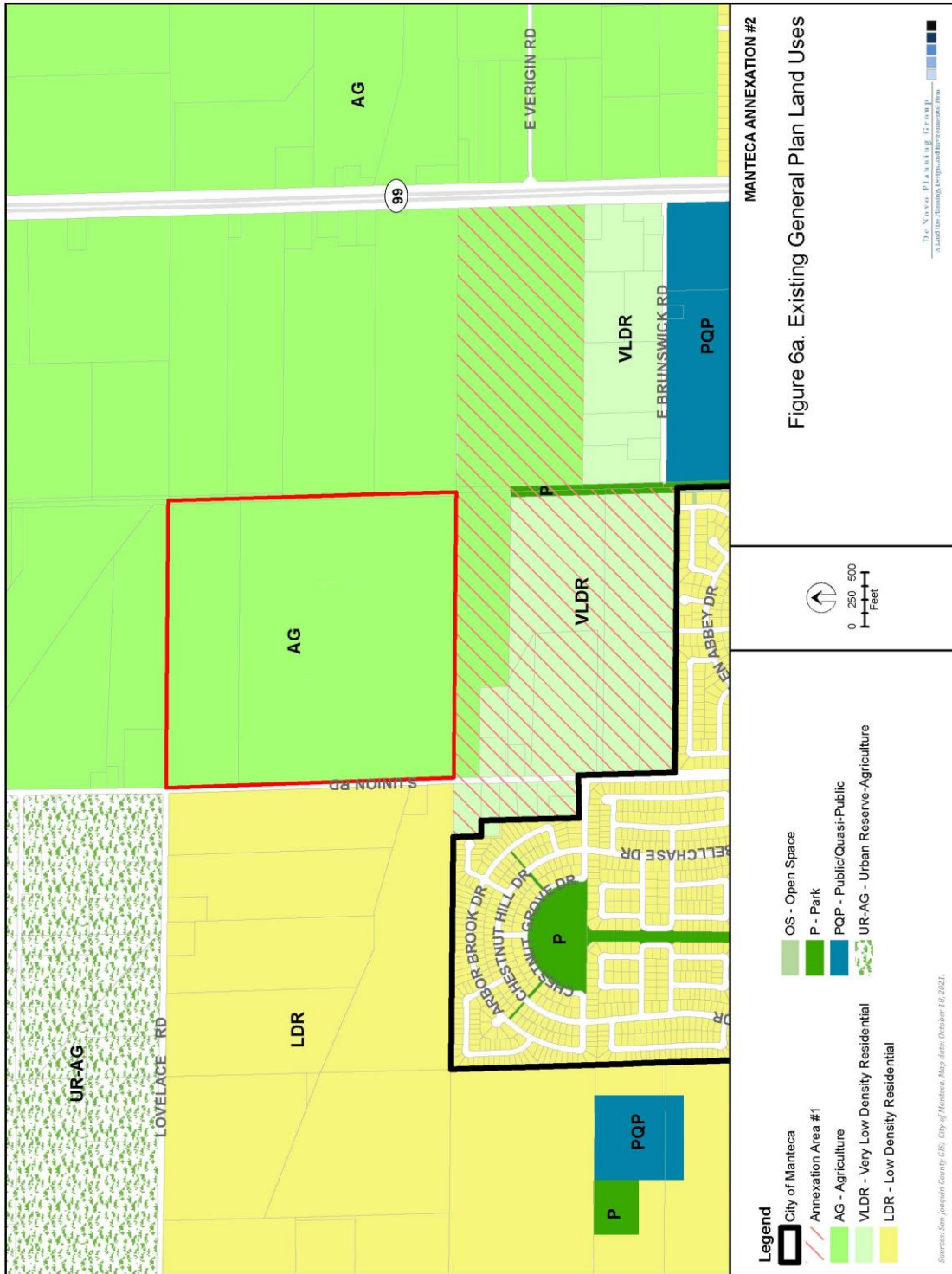


Figure 6b: Proposed General Plan Land Use Designations



Figure 7a: Existing Zoning Designations

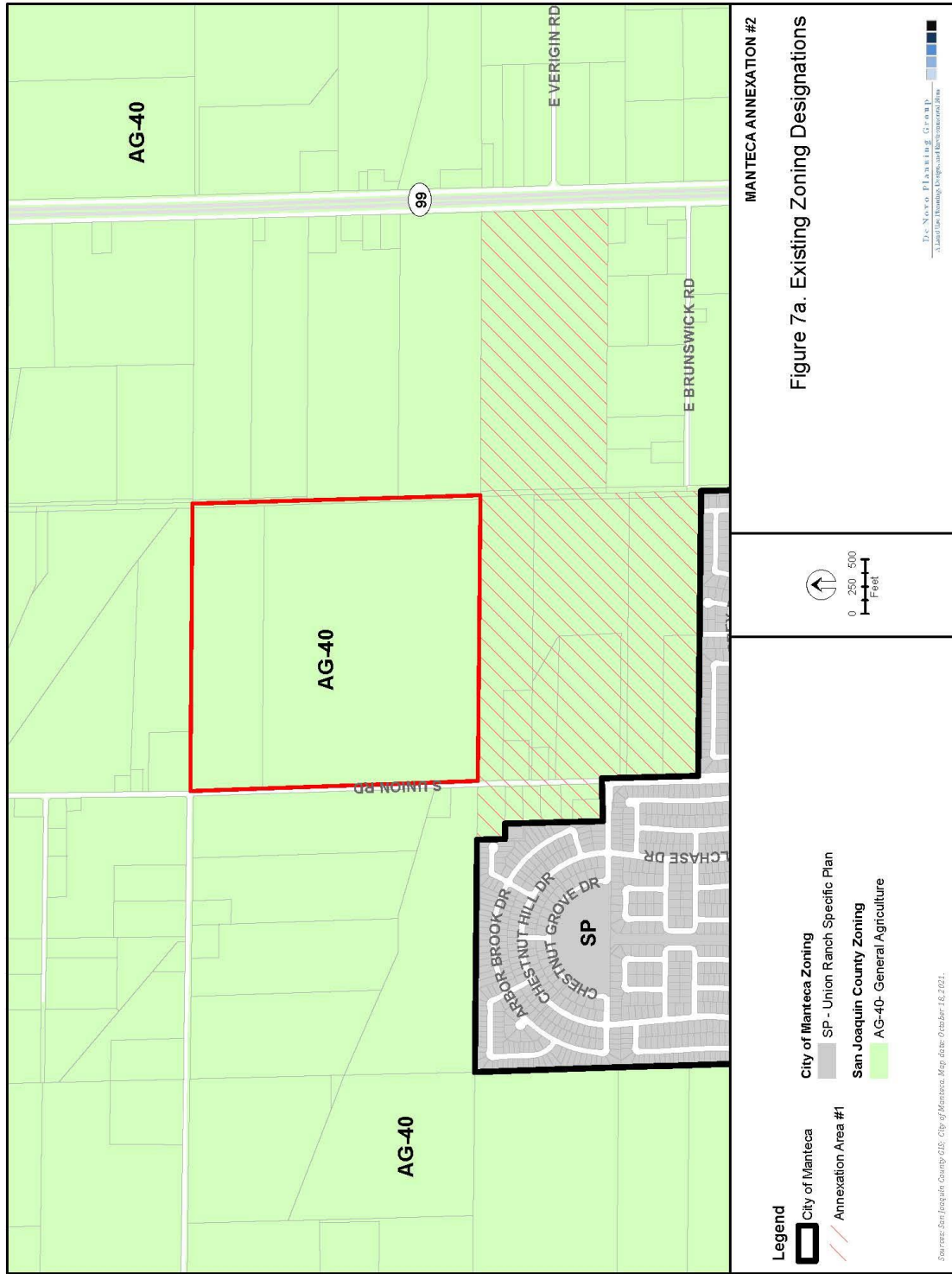


Figure 7b: Proposed Zoning Designations

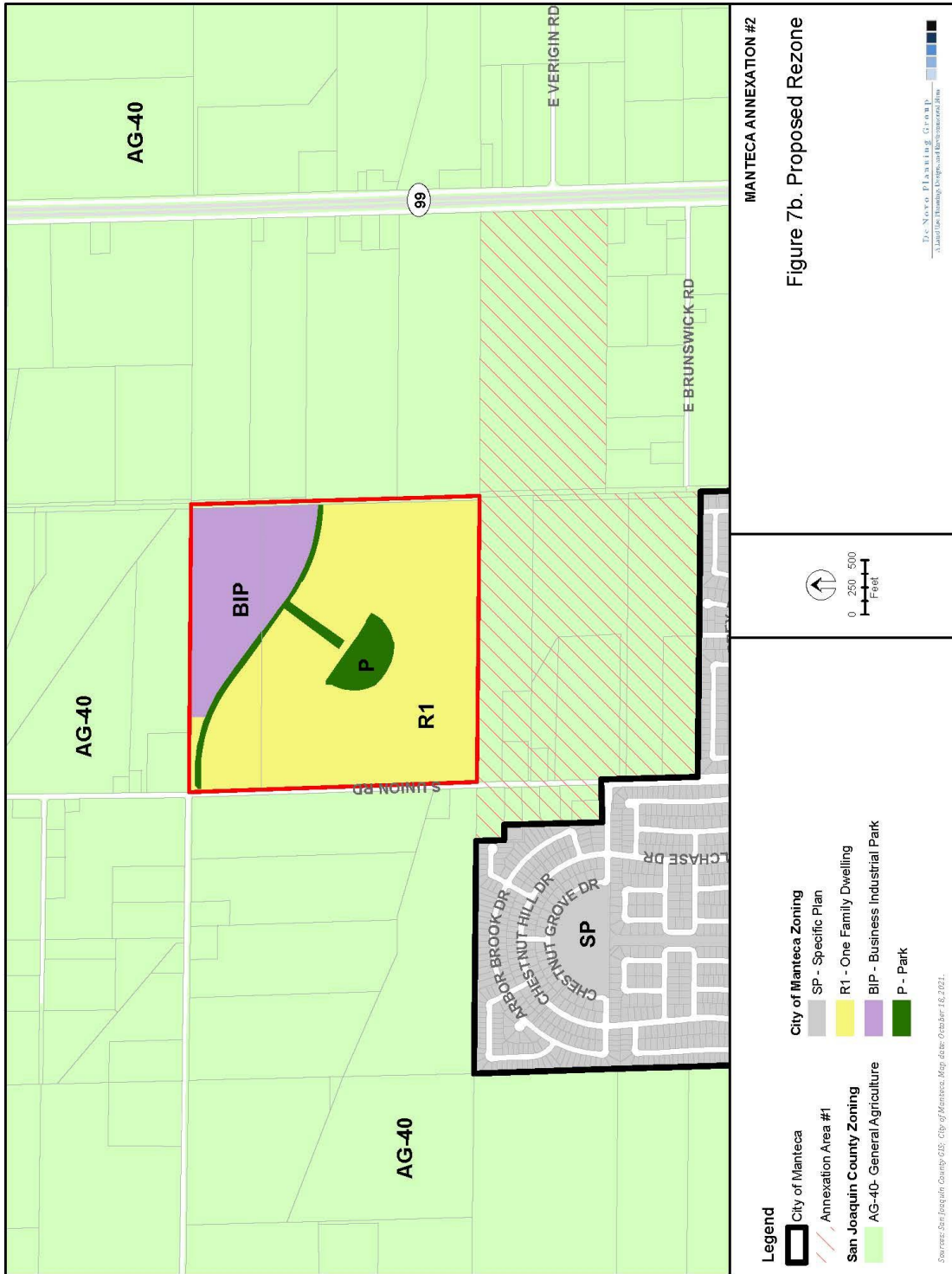
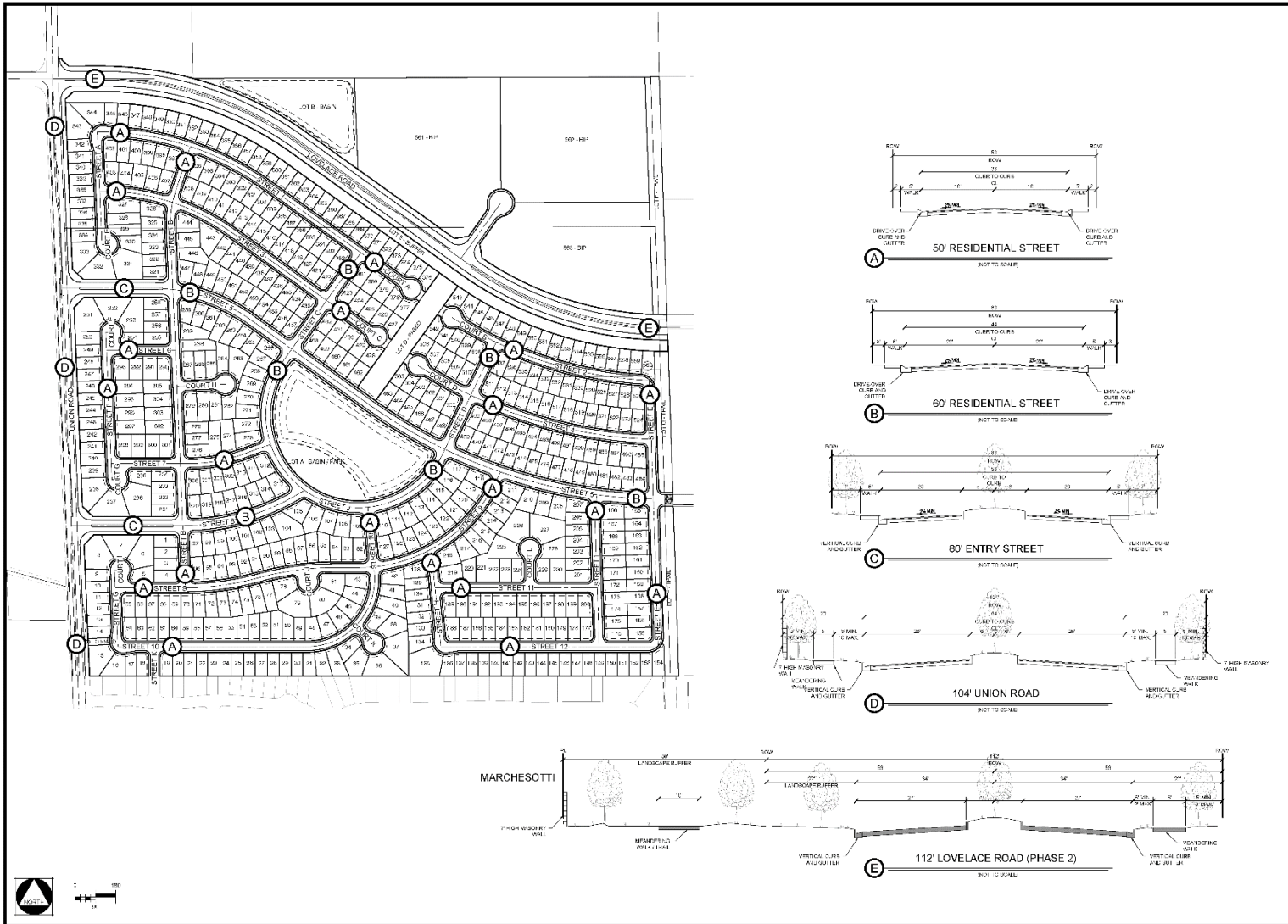


Figure 8: Site Plan





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 FAX: (209) 239-8859



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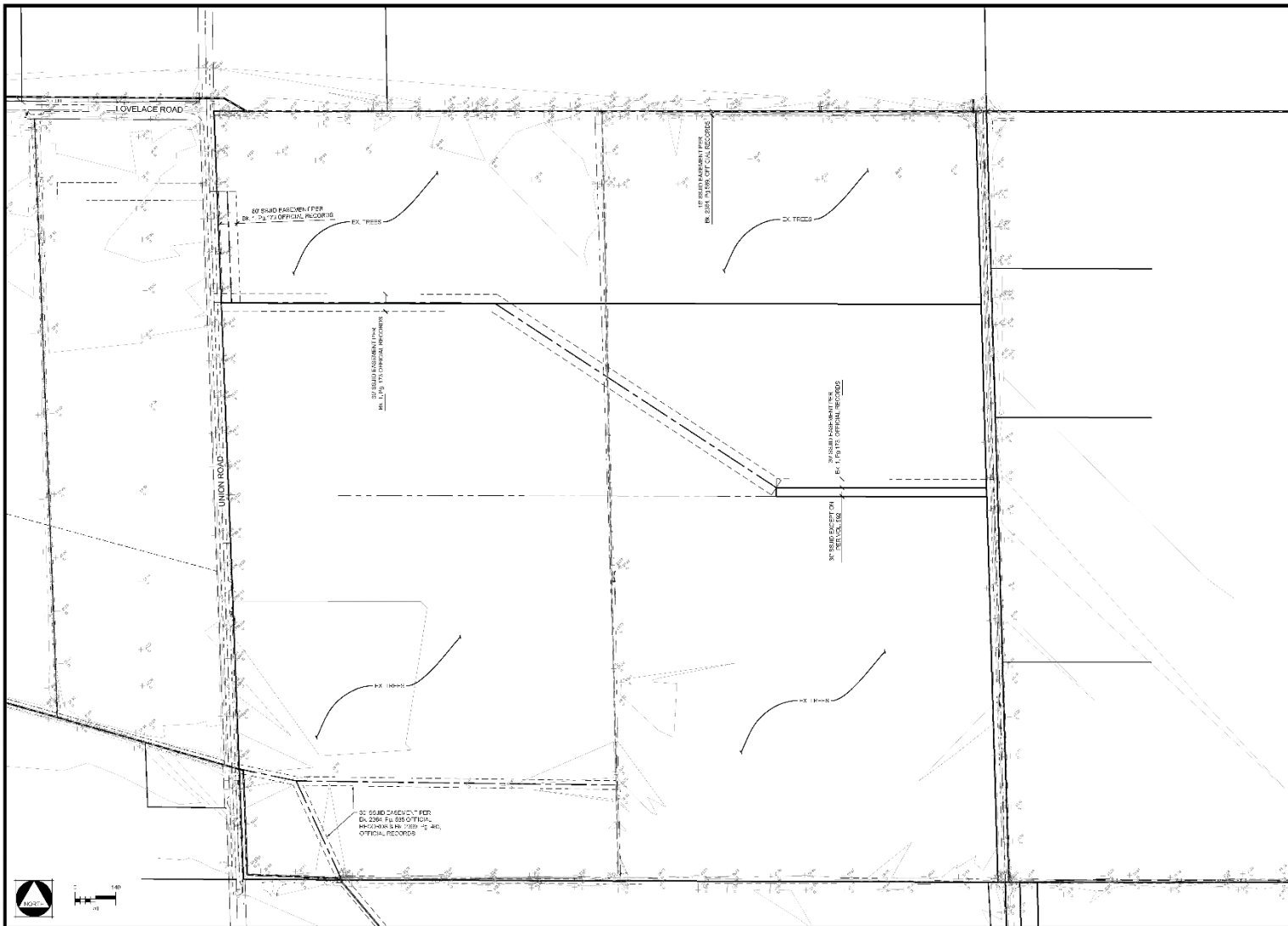
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TENTATIVE SUBMISSION MAP FOR:
STAGECOACH AT MARCHESOTTI
 TYPICAL STREET SECTIONS
 STAGECOACH AT MARCHESOTTI
 MANATECA, CA

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TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI
 TOPOGRAPHIC SURVEY
 STAGECOACH AT MARCHESOTTI
 MANTECA, CA



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LEGEND

PARCEL BOUNDARY

ENCROACHMENT

EXISTING LOT

EXISTING ACCESS EASEMENT

PROPOSED ACCESS EASEMENT

PROPOSED LOT

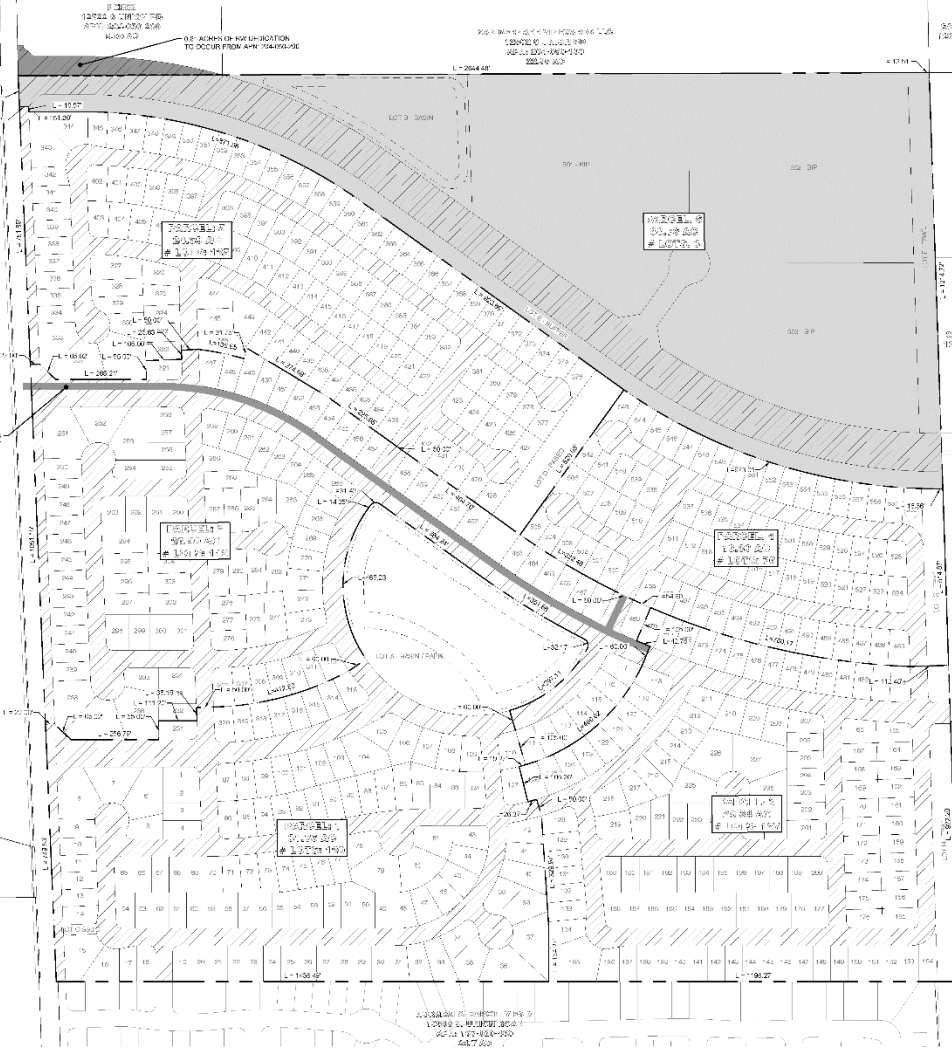
PROPOSED ACCESS EASEMENT

PARCEL INFORMATION		
PARCEL #	AREA	# LOTS
1	31.75	125
2	34.44	115
3	32.25	115
4	33.55	76
5	34.10	125
6	53.79	2

20' UNRESTRICTED EGRESS ACCESS EASEMENT

20' UNRESTRICTED EGRESS ACCESS EASEMENT

20' UNRESTRICTED EGRESS ACCESS EASEMENT



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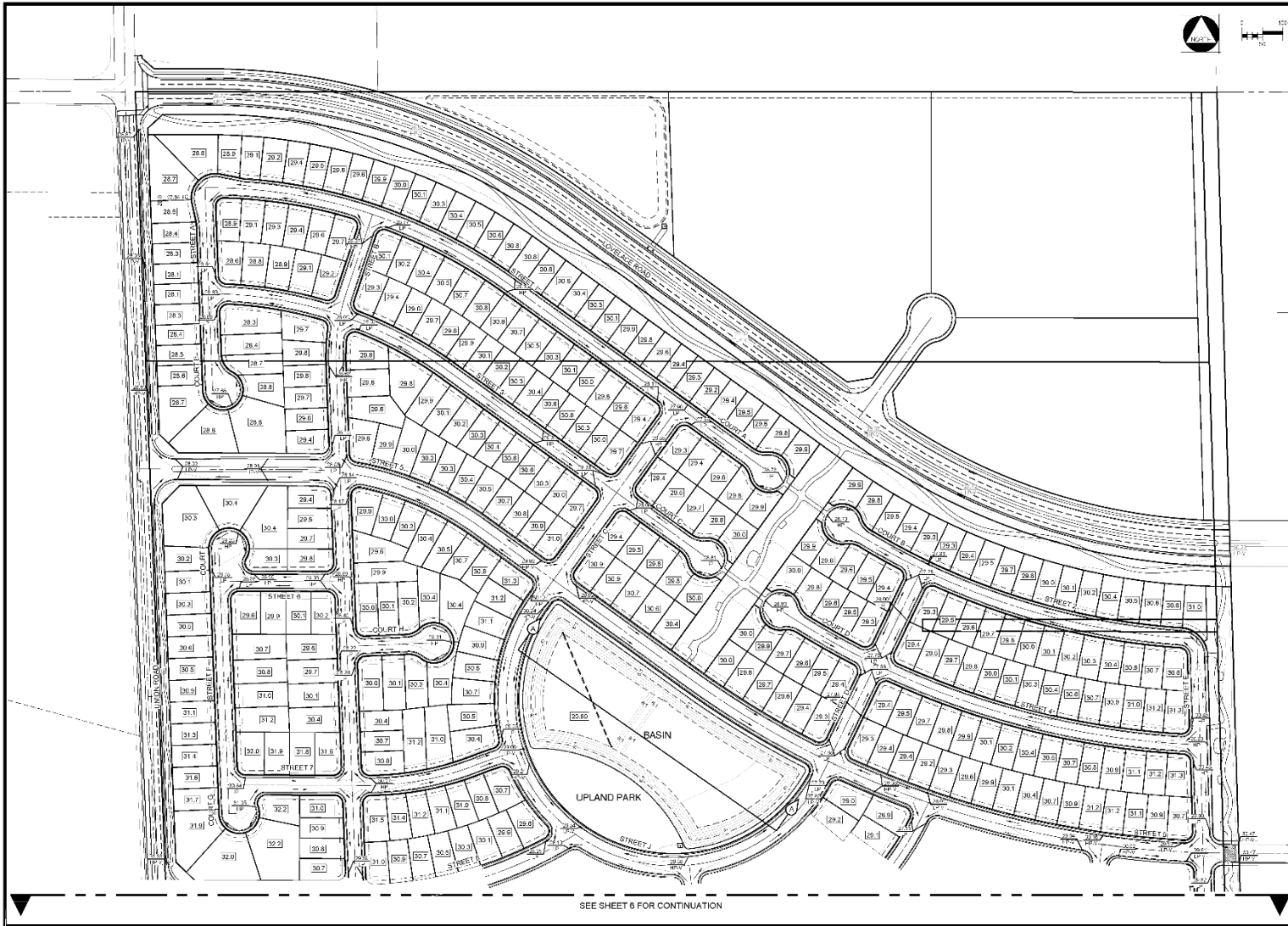
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TENTATIVE SUBMISSION MAP FOR:
STAGECOACH AT MARCHESOTTI
LARGE LOT FINAL MAP
 STAGECOACH AT MARCHESOTTI
 MANATEE, FL

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TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI
GRADING PLAN NORTH
 STAGECOACH AT MARCHESOTTI
 MANTECA, CA

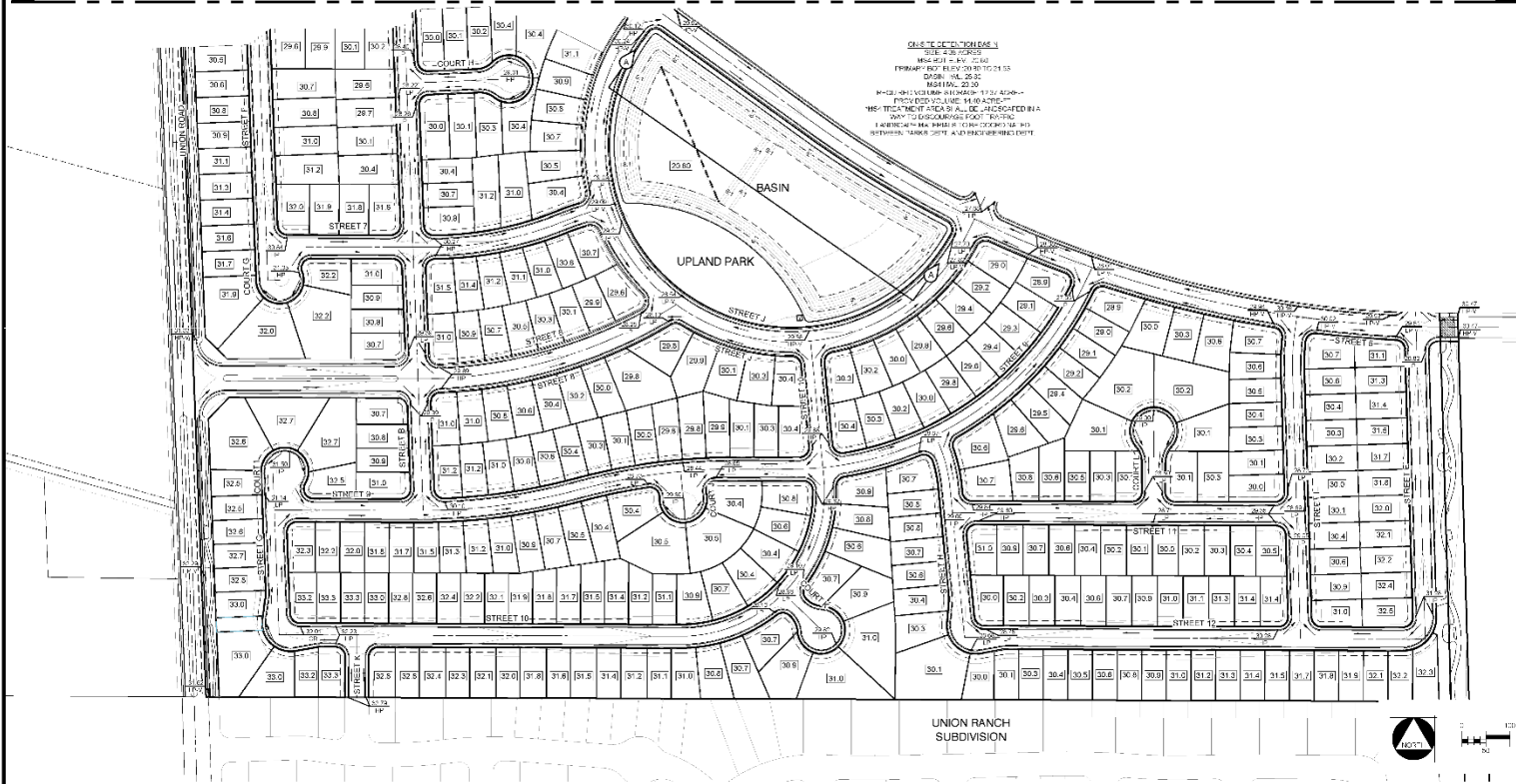


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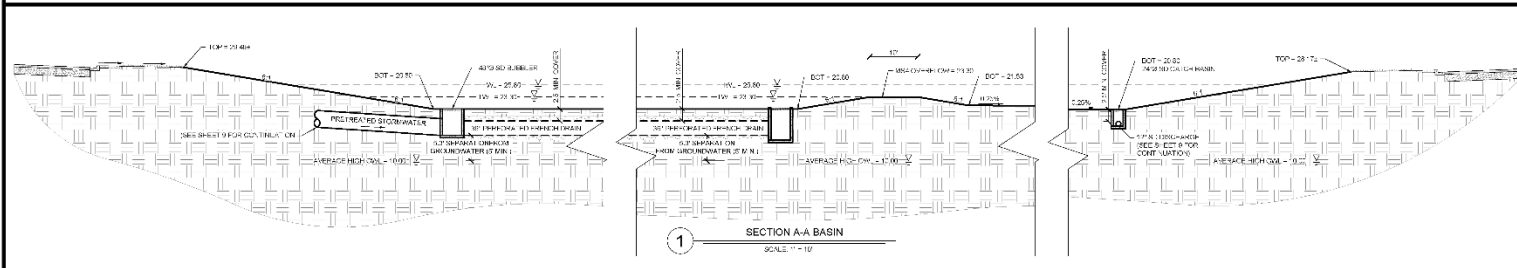
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TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI

GRADING PLAN SOUTH

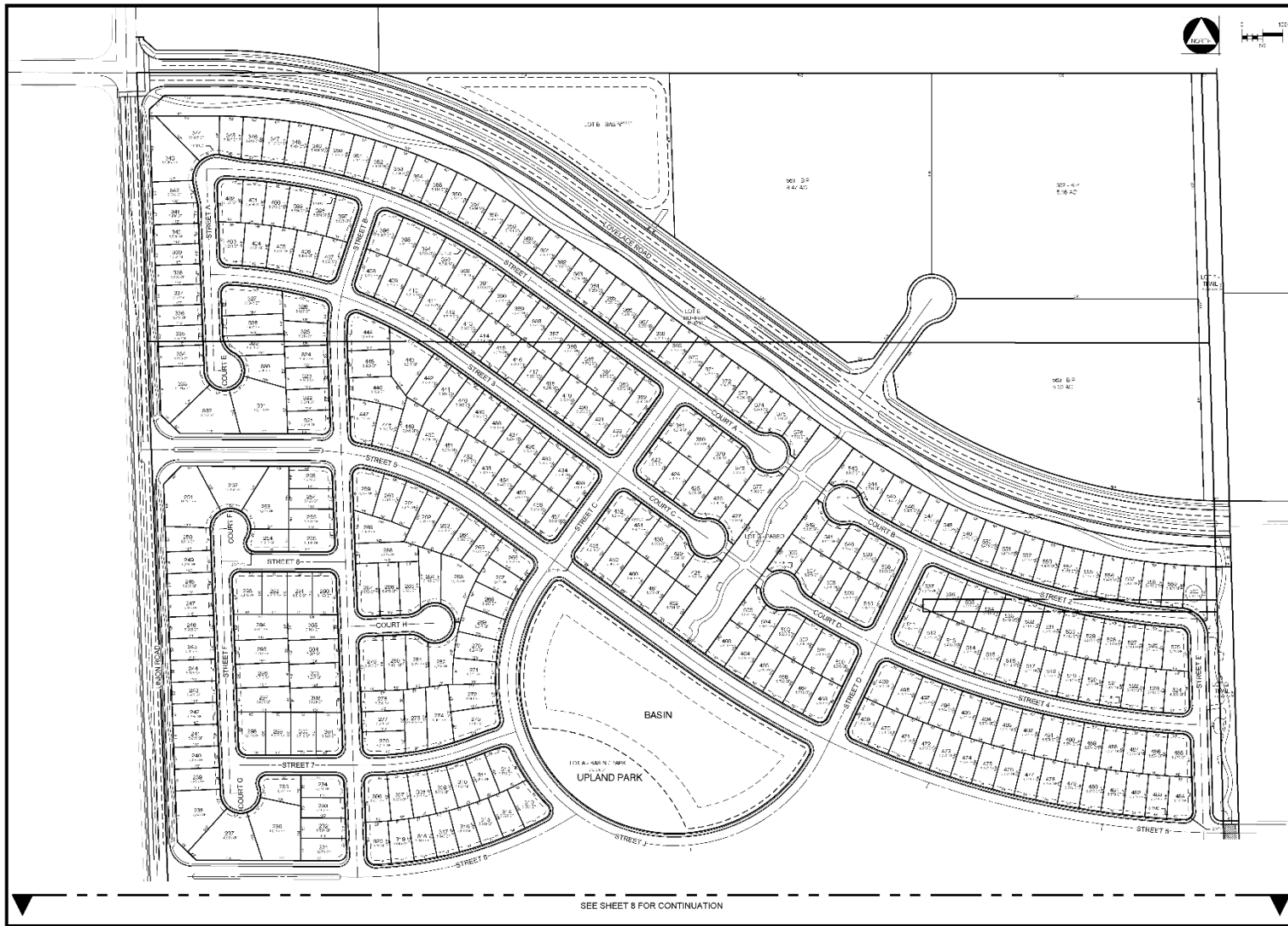
STAGECOACH AT MARCHESOTTI
 MANTECA, CA



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TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI
 DIMENSION PLAN NORTH
 STAGECOACH AT MARCHESOTTI
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UNION RANCH
SUBDIVISION

TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI
 DIMENSION PLAN SOUTH

STAGECOACH AT MARCHESOTTI
MANTECA, CA



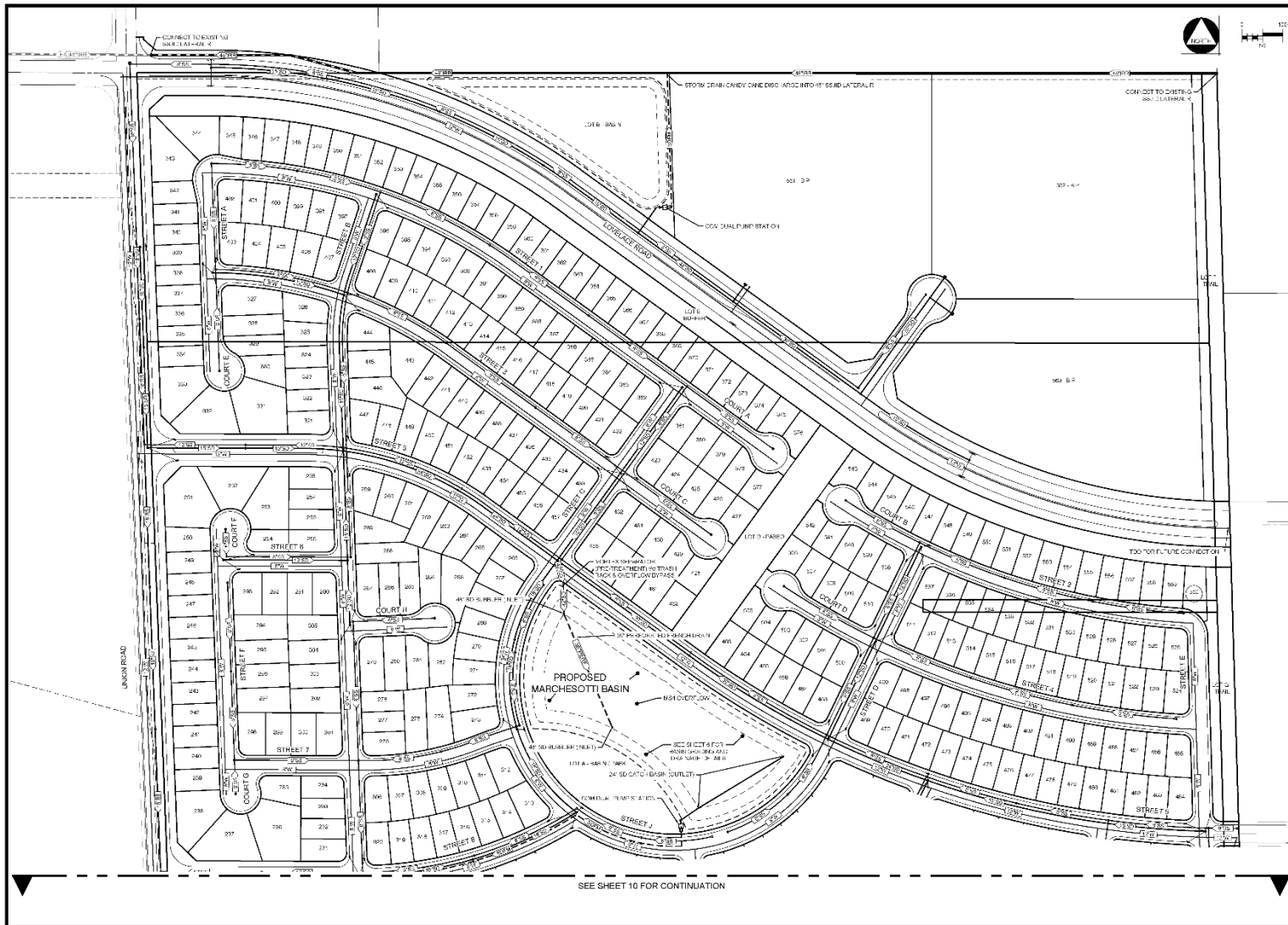
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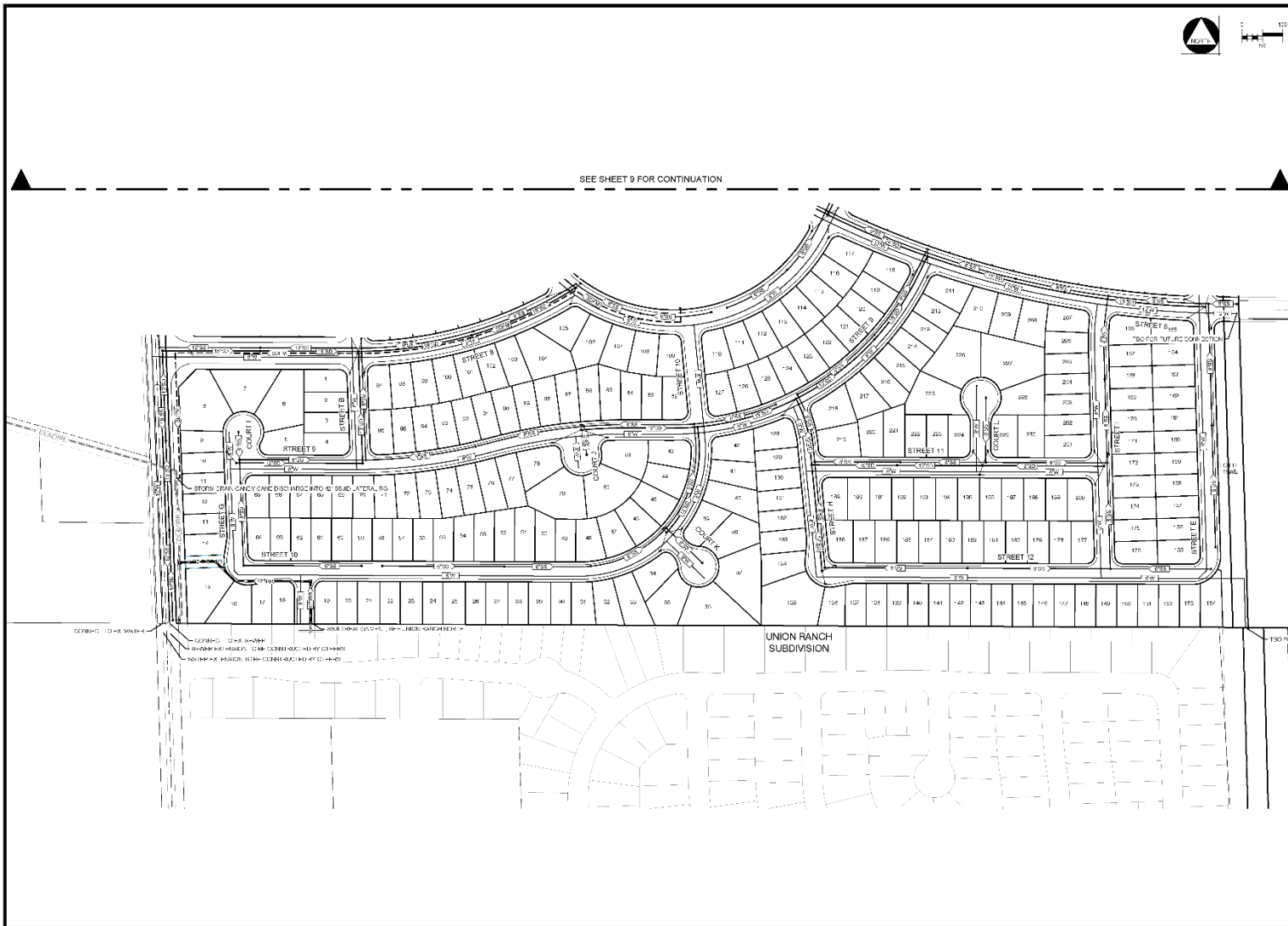
TENTATIVE SUBDIVISION MAP FOR:
STAGECOACH AT MARCHESOTTI

UTILITY PLAN NORTH
 STAGECOACH AT MARCHESOTTI
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 UTILITY PLAN SOUTH
 STAGECOACH AT MARCHESOTTI
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