



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: November 28, 2023

TO: Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report (EIR) for the Proposed Union Ranch North Project

LEAD AGENCY CONTACT:

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REVIEW PERIOD: November 28, 2023 – December 29, 2023

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 Union Ranch North 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 via ZOOM to receive verbal comments on the scope of the EIR on **December 12, 2023 at 6:00pm.**

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, Deputy Director at LSimvoulakis@manteca.gov 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.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206/-npage-2>

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 east of the Union Ranch Specific Plan Area. The Project site is bounded on the north by farmland, on the east by agricultural land, 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 133.18 acres), including the approximate 106.04-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 (106.04 acres).
- 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 Annexation Area includes approximately 133.18 acres within seventeen 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), 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 contain 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. There 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 east) and a residential subdivision (to the south).

General Plan Land Use Designations

The City of Manteca adopted a General Plan Update on July 18, 2023. Figure 6 depicts the General Plan Update land uses for the Project site. The 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. Additionally, the 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.

The proposed Project includes a General Plan Amendment that proposes land uses that are mostly consistent with the land uses shown in the General Plan Update. The exception is a portion of the Project site is designated High Density Residential in the General Plan Update, and the proposed Project would require a General Plan Amendment to change that use to Low Density Residential. It should be noted that a referendum to overturn the recently adopted General Plan is planned for mid-2024. Should the referendum pass, the adoption of the new General Plan would be overturned, and the land uses associated with the Project site would revert to the pre-existing land uses within the Project site prior to adoption of the new General Plan update. As such, the proposed General Plan Amendment is also intended to accommodate the proposed Project should the referendum of the General Plan Update be approved.

The following presents the definition of the existing uses under the General Plan Update, as well as the Previous General Plan.

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.

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.

Previous 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 allows 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.

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. The quantifiable objectives of the proposed Project include annexation of 133.18 acres, which includes a Development and Non-development Area.

The quantifiable objectives include the development of 465 single family residential units. The quantifiable objectives include the development of park, open space, and trail totaling approximately 9.44 acres for the development of park, open space, and trail, including 6.23 acres of neighborhood park, an additional one acre of upland play area, and 2.21 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 animals, 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

Amend the General Plan Land Use Map to replace the High Density Residential uses on the Project site with Low Density Residential uses. The existing land use designations are shown in Figure 6, and the proposed land use designations are shown in Figure 7a.

Prezoning

The Project site is currently outside of the jurisdiction of the City of Manteca, and therefore does not have zoning. The proposed Project includes a request for pre-zoning of the Project site consistent with the General Plan Land Uses that are proposed in the General Plan Amendment. 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 Tentative Map covers approximately 106.04 acres within seven 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 Tentative Map would result in the subdivision of a total of approximately 106.04 acres into 465 single family residential units. The proposed Project would provide development of park, open space, and trail totaling approximately 9.44 acres for the development of park, open space, and trail, including 6.23 acres of neighborhood park, an additional one acre of upland play area, and 2.21 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. Figure 8 illustrates the proposed site plan for the Project site, and the full Tentative Map for each Subdivision is included as Attachment A.

Annexation

The proposed Project includes an annexation of seventeen APNs totaling approximately 133.18 acres. This includes 106.04 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 ten 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 animals, 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 465 single-family residential 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 approximately 9.44 acres for the development of park, open space, and trail, including 6.23 acres of neighborhood park, an additional one acre of upland play area, and 2.21 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. Roadway access to the Project site would also be available directly from the residential community just to the south 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 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, 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;
- 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.

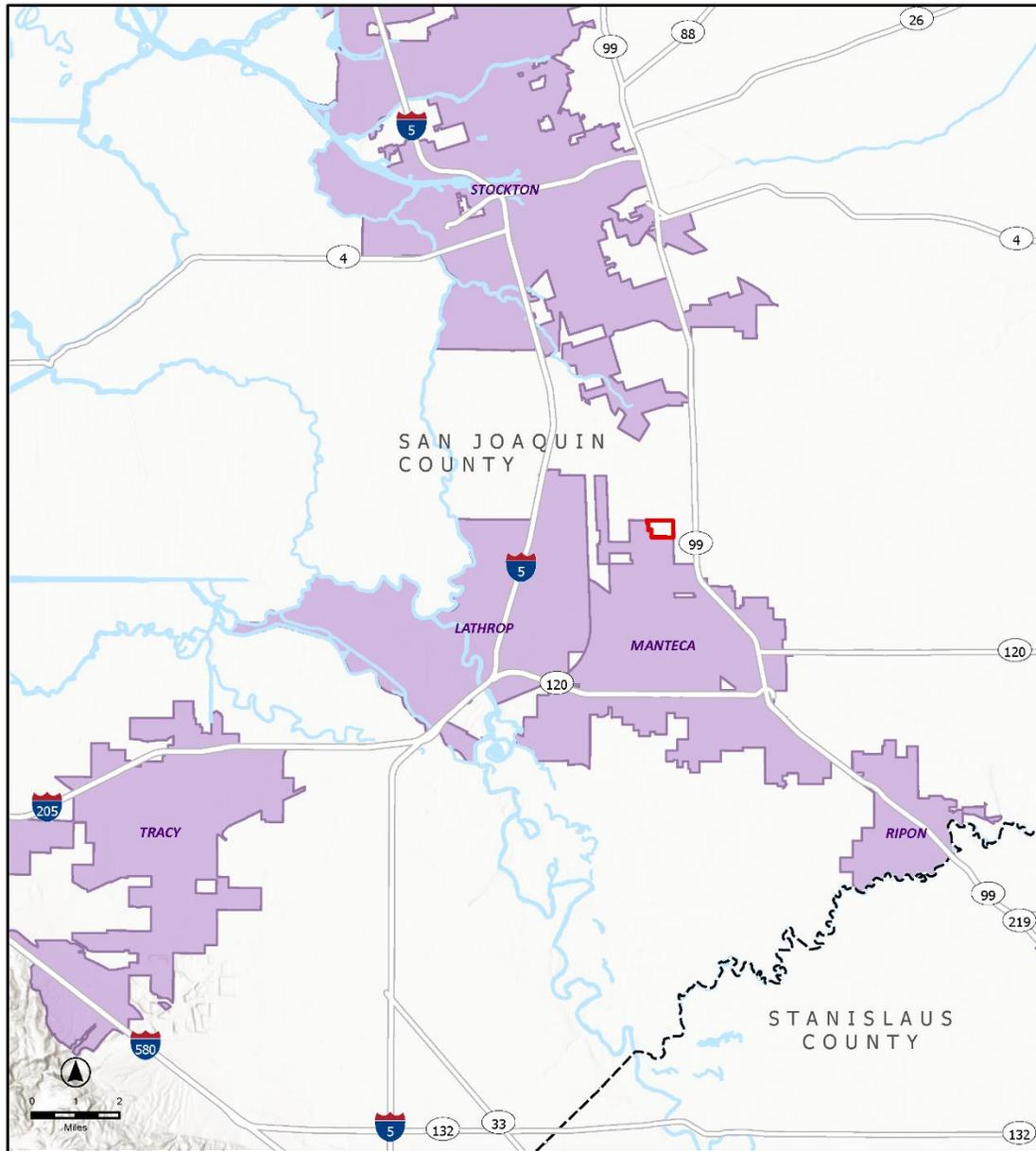
SUBMITTING COMMENTS

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 Union Ranch North 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. December 29, 2023.

Figure 1: Regional Location



LEGEND

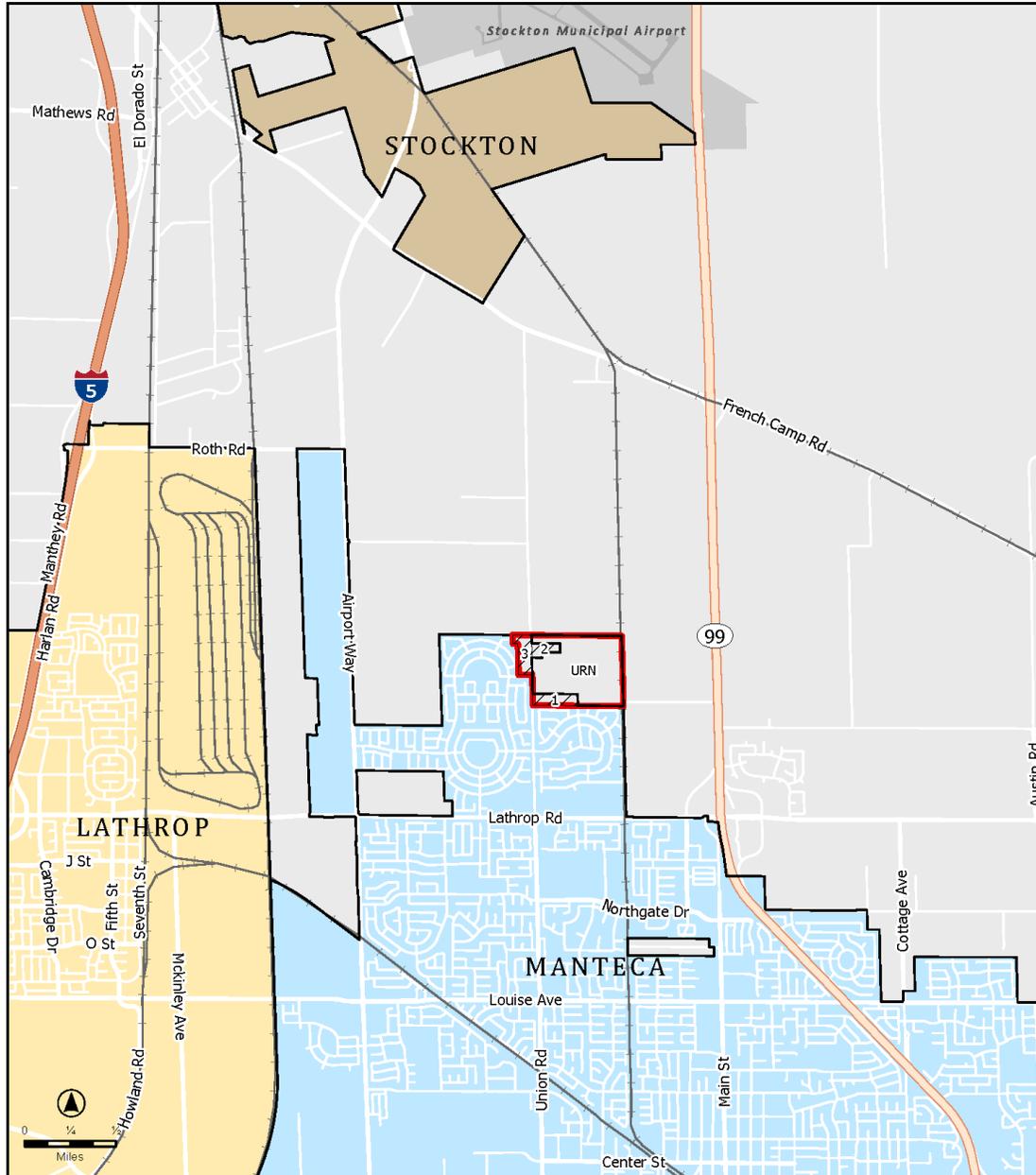
- Project Location
- Incorporated Area
- County Area

UNION RANCH NORTH

Figure 2.0-1. Regional Location Map

Sources: California State Geoportal; ArcGIS Online World Hillslope Map Service.
Map Date: October 24, 2021

Figure 2: Project Vicinity



LEGEND

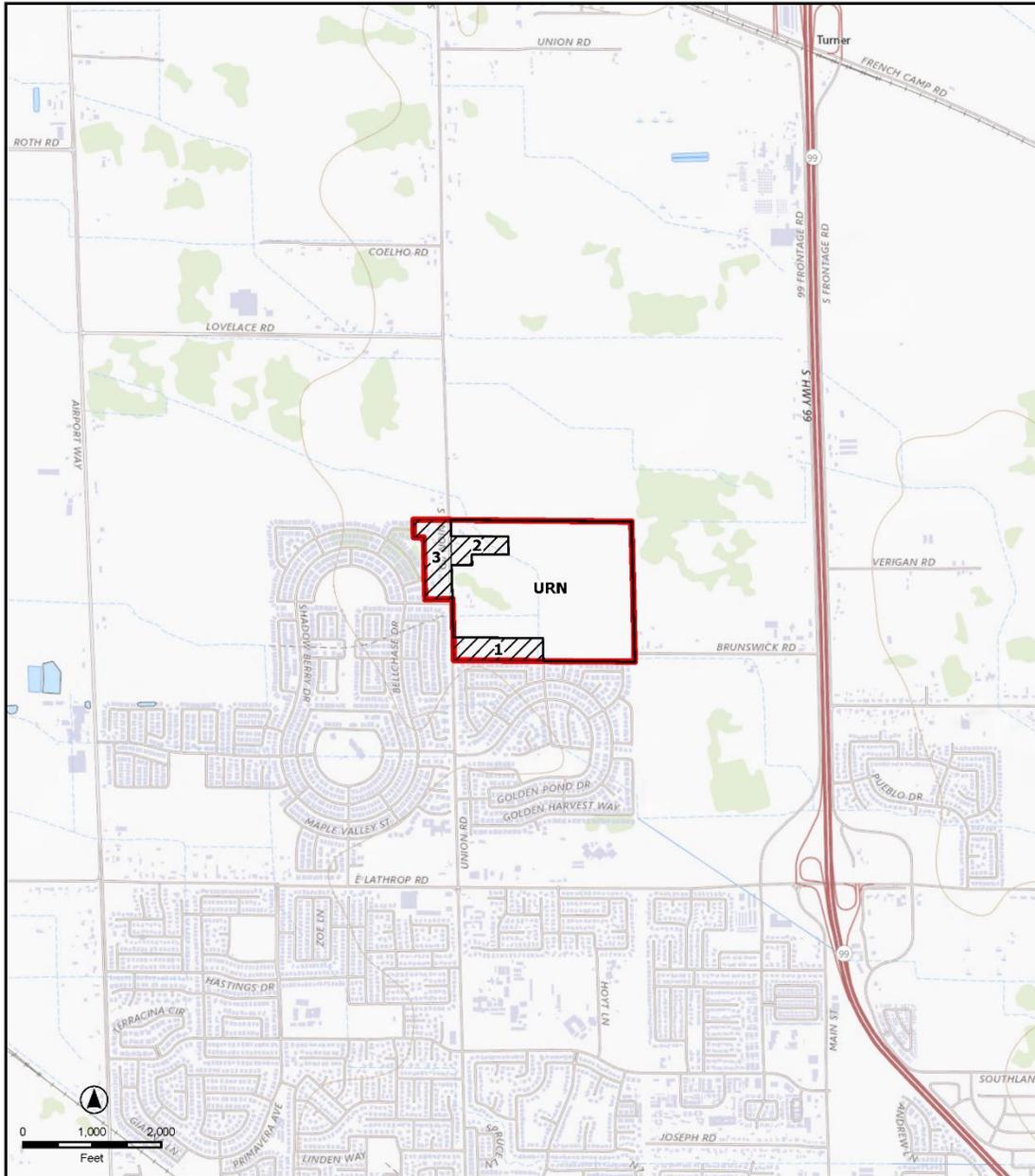
- Annexation Area
- Union Ranch North
- Annexation Subarea
- City Limits

UNION RANCH NORTH

Figure 2.0-2. Vicinity Map

Sources: San Joaquin County GIS; City of Manteca. Map date: October 23, 2023.

Figure 3: USGS Map



LEGEND

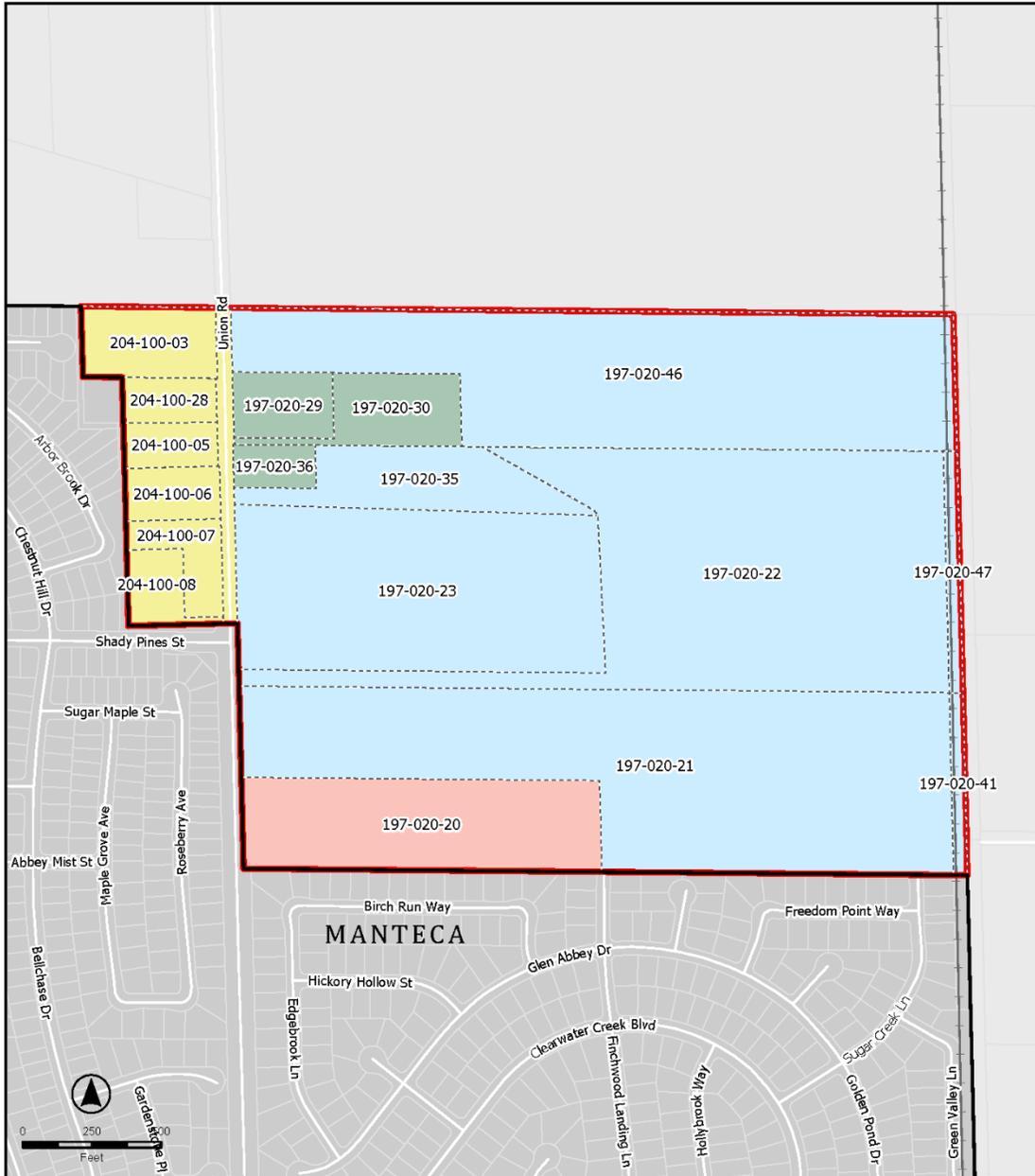
-  Annexation Area
-  Union Ranch North
-  Annexation Subarea

UNION RANCH NORTH

Figure 2.0-3. USGS Topographic Map

Sources: San Joaquin County GIS; City of Manteca; ArcGIS Online
USGS Topographic Map Service. Map date: October 25, 2023.

Figure 4: Assessor Parcel Map



LEGEND

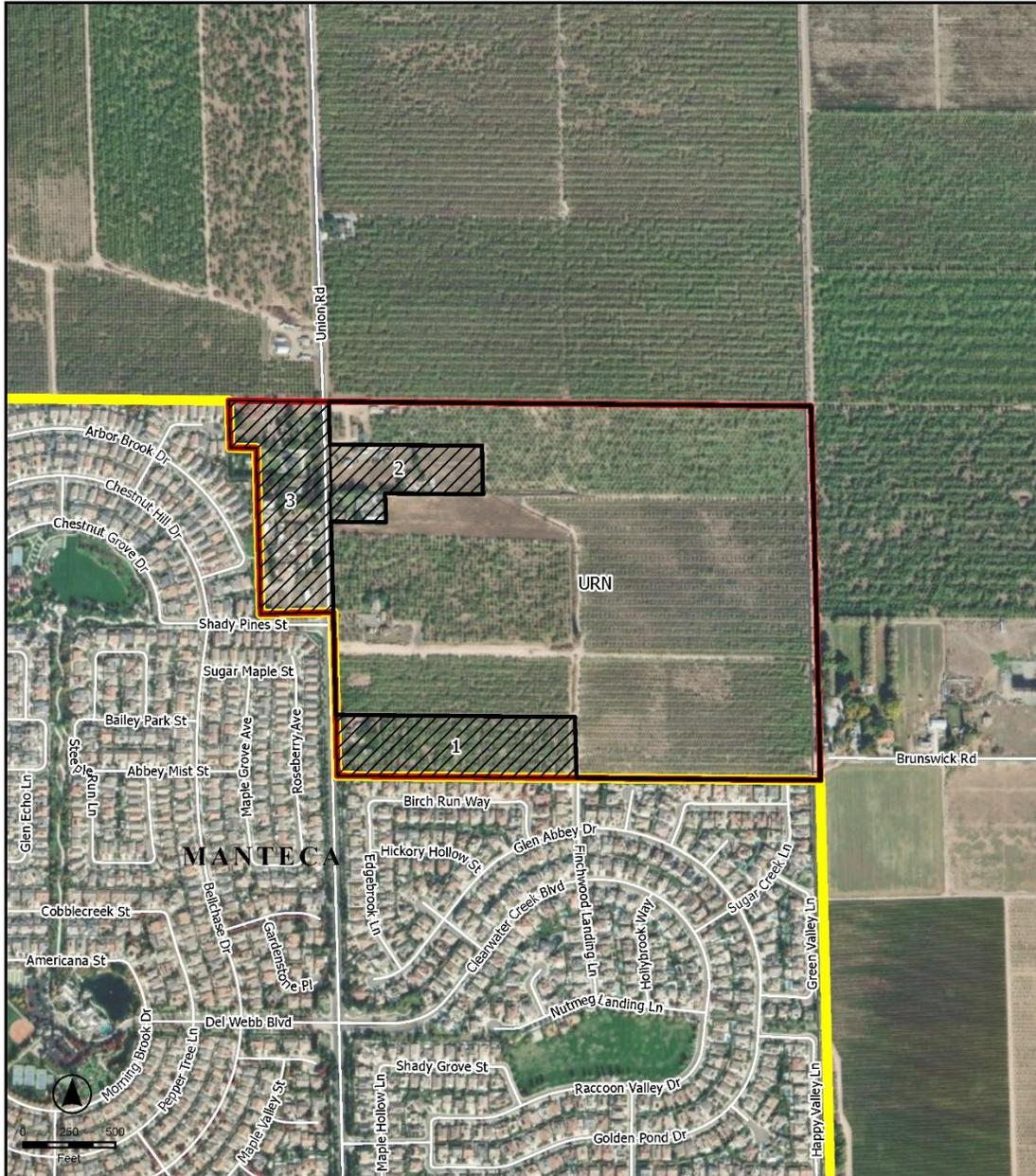
- Manteca City Limits
- Annexation Area
- Assessor Parcel
- Union Ranch North
- Subarea 1
- Subarea 2
- Subarea 3

UNION RANCH NORTH

Figure 2.0-4. Assessor Parcel Map

Sources: San Joaquin County GIS; City of Manteca. Map date: October 23, 2013.

Figure 5: Aerial View Photo



- LEGEND**
- Manteca City Limits
 - Annexation Area
 - Union Ranch North
 - Annexation Subarea

UNION RANCH NORTH

Figure 2.0-5. Aerial View

Sources: San Joaquin County GIS; City of Manteca; ArcGIS Online World Imagery Map Service. Map date: October 23, 2023.

Figure 6: Existing General Plan Land Use Designations

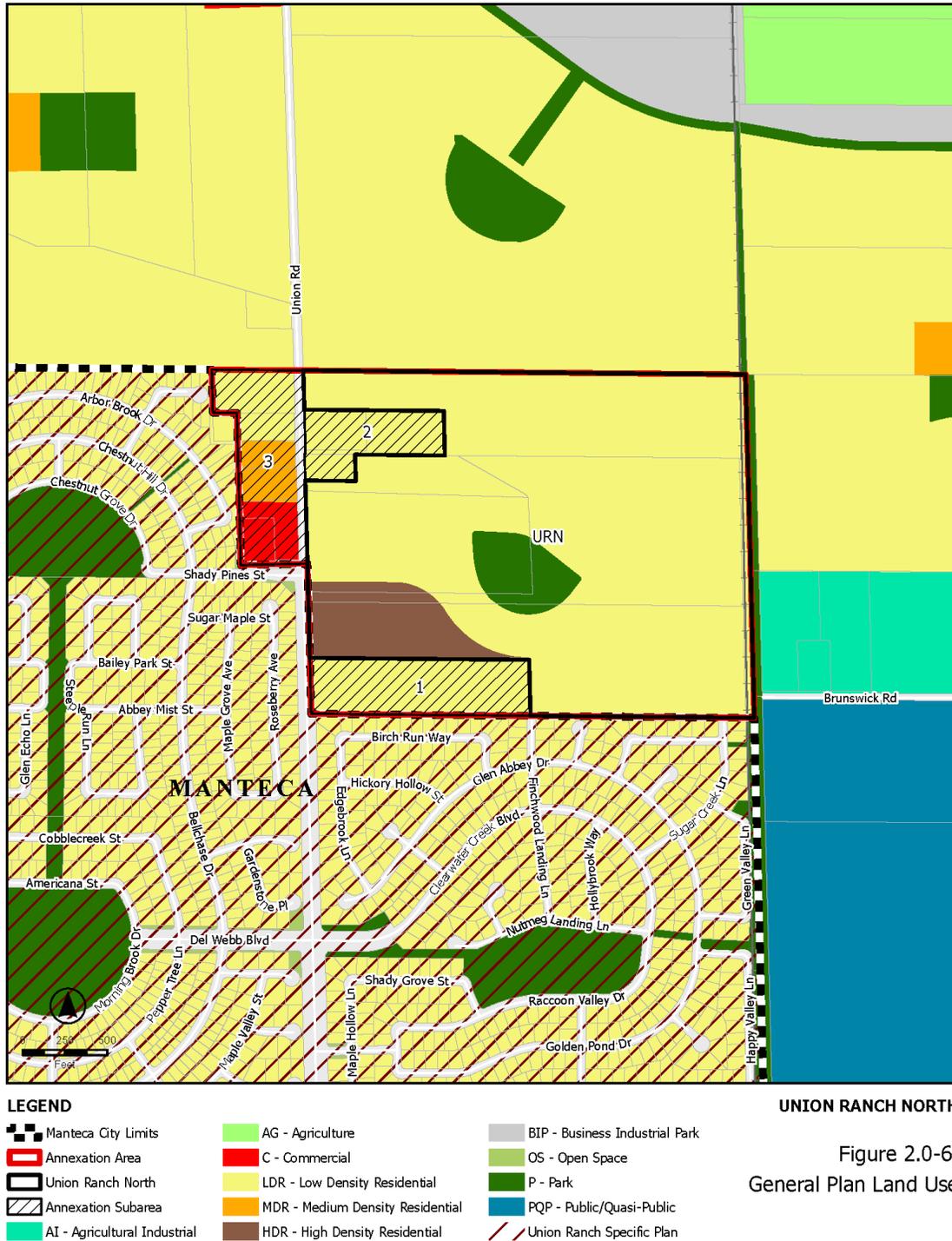
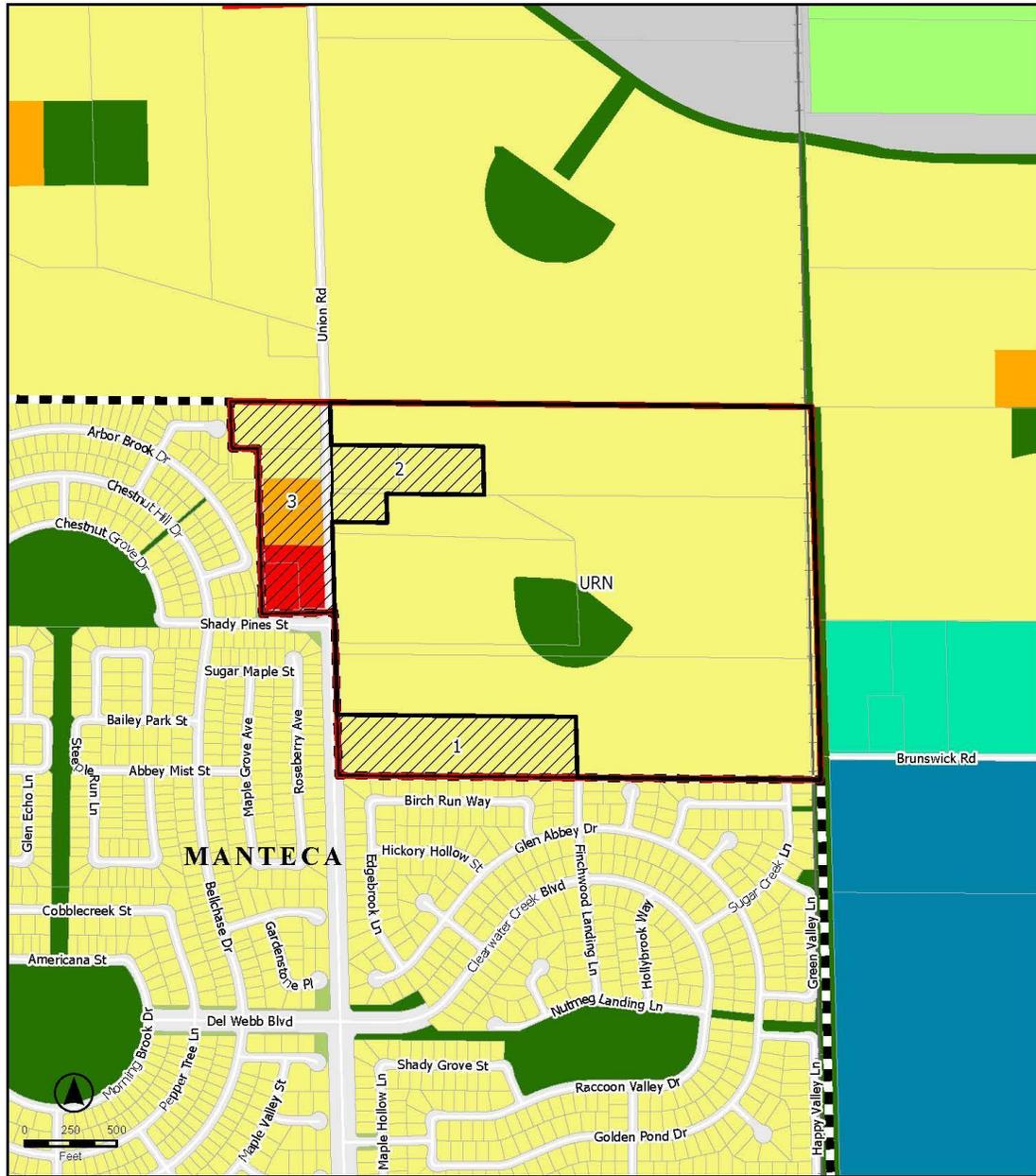


Figure 2.0-6. General Plan Land Use

Sources: San Joaquin County GIS; City of Manteca. Map date: October 24, 2013.

Figure 7a: Proposed General Plan Land Use Designations



LEGEND	
	Manteca City Limits
	Annexation Area
	Union Ranch North
	Annexation Subarea
	AG - Agriculture
	C - Commercial
	LDR - Low Density Residential
	MDR - Medium Density Residential
	BIP - Business Industrial Park
	OS - Open Space
	PQP - Public/Quasi-Public
	P - Park
	AI - Agricultural Industrial

UNION RANCH NORTH
Figure 2.0-7a. Proposed General Plan Land Use

Sources: San Joaquin County GIS; City of Manteca. Map date: November 13, 2023.

Figure 7b: Proposed Zoning Designations

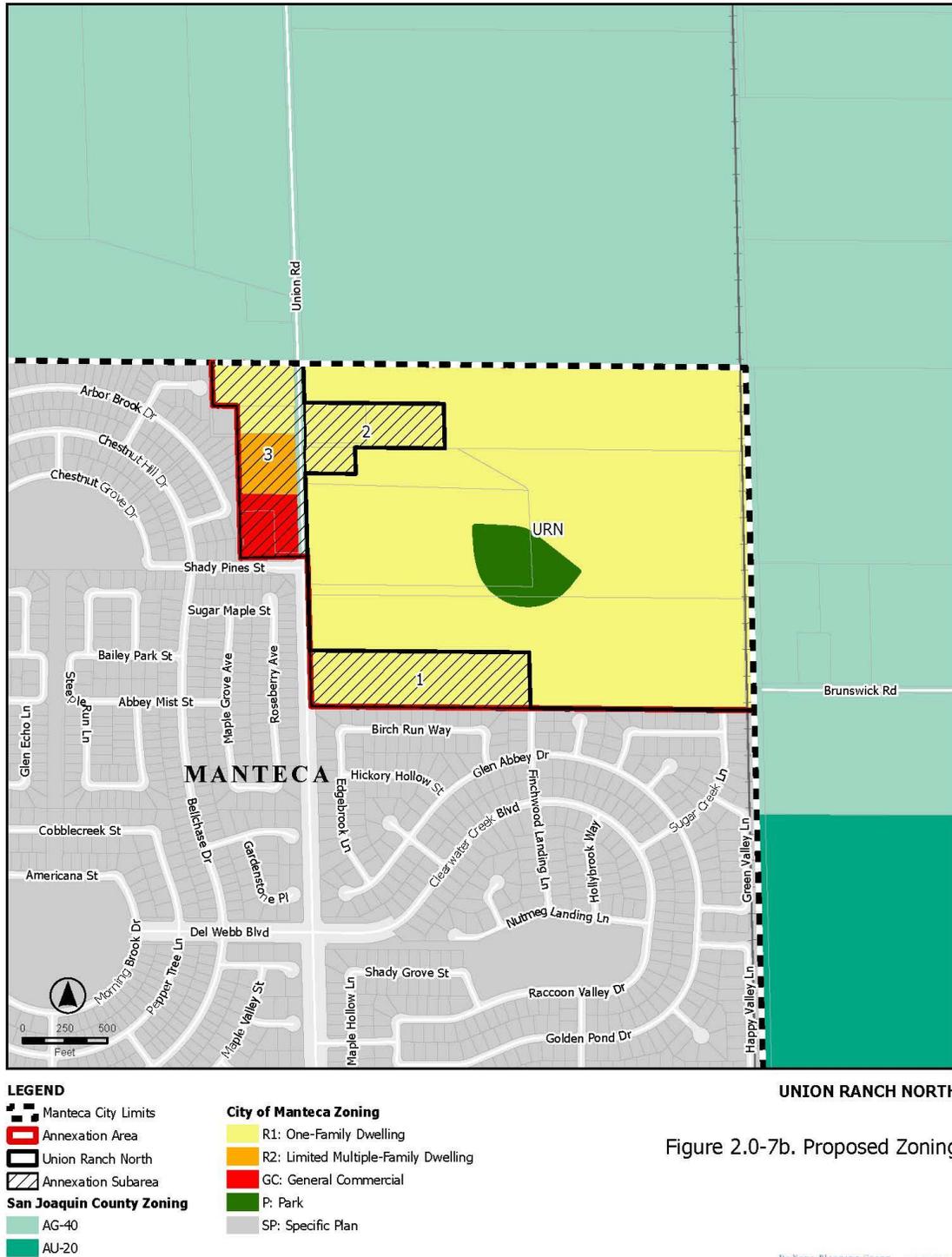
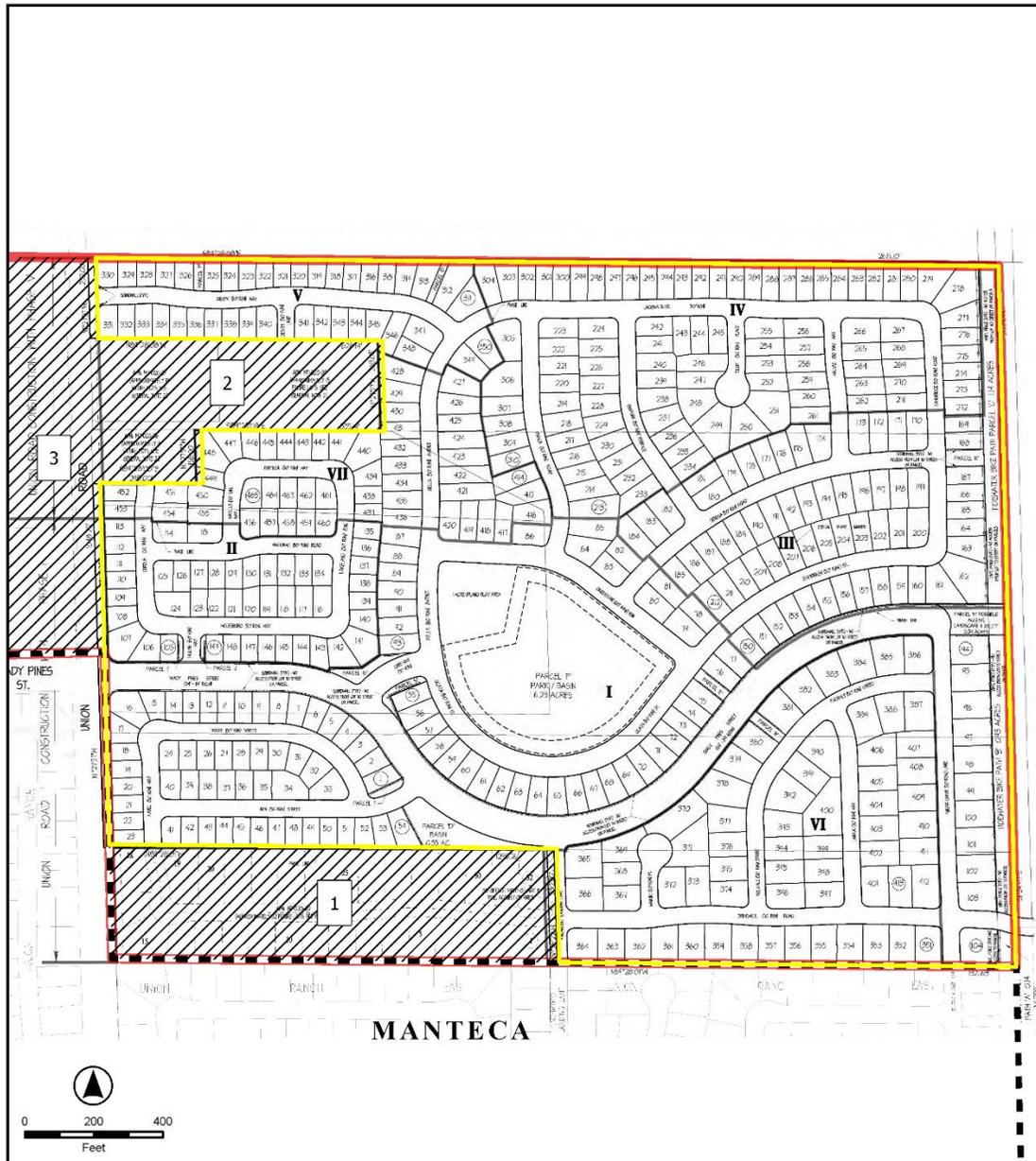


Figure 2.0-7b. Proposed Zoning

Sources: San Joaquin County GIS; City of Manteca Map data: November 13, 2023.

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



- LEGEND**
- Manteca City Limits
 - Annexation Area
 - Annexation Subarea
 - Union Ranch North

UNION RANCH NORTH

Figure 2.0-8. Proposed Site Plan

Sources: RLC Associates; San Joaquin County GIS; City of Manteca. Map date: October 24, 2023.

