



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 22, 2021
TO: Interested Parties
SUBJECT: **Notice of Preparation of an Environmental Impact Report (EIR) for the Proposed Hat Ranch Project**

LEAD AGENCY CONTACT:

John B. Anderson, Contract Planner
Community Development Department
City of Manteca
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Manteca, CA 95337
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REVIEW PERIOD: **January 22, 2021 – February 23, 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 Hat Ranch 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 project.

Scoping Meeting: The Lead Agency will hold a public scoping meeting to receive verbal comments on the scope of the EIR on February 10, 2021 at 7:00 PM.

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 via Zoom, which will be used to share information during the meeting. Prior to attendance, the City is requesting that you RSVP to John B. Anderson, Contract Planner, john@jbandersonplanning.com. Use the link below to join the Zoom meeting via computer, tablet, or smart phone. Those without a computer, tablet, or smart phone, may also join via telephone.

Meeting Information:

To join the meeting from your computer, tablet or smartphone.

Topic: Hat Ranch Annexation CEQA Scoping Meeting
Time: Feb 10, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81589510777?pwd=V0pNNzkrbFg4YVlIVkJs2RjblozZz09>

Meeting ID: 815 8951 0777
Passcode: 653550
One tap mobile
+16699006833,,81589510777#,,, *653550# US (San Jose)

+13462487799,,81589510777#,,,,*653550# US (Houston)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 346 248 7799 US (Houston)
+1 253 215 8782 US (Tacoma)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
Meeting ID: 815 8951 0777
Passcode: 653550

Find your local number: <https://us02web.zoom.us/j/81589510777>

A copy of this NOP is available for review at the City of Manteca Community Development Department and on the City of Manteca website, www.ci.manteca.ca.us on the following page:

Departments/Development Services/Planning Division/Planning Division Documents/Environmental/
Hat Ranch NOP

PROJECT DESCRIPTION:

Project Location and Setting

The proposed project site is comprised of three parcels totaling approximately 184.4 acres located southeast of the City of Manteca City limits in an unincorporated area of San Joaquin County (see Figure 1). The project site is identified by Assessor's Parcels Numbers (APNs) 226-120-100, 226-120-110 (the "Western Parcels", and 226-140-04 (the "Eastern Parcels").

Existing Land Uses

The proposed project site is currently designated as Urban Reserve-Low Density Residential (UR-LDR), Park (P), and Commercial Mixed Use (CMU) by the City of Manteca 2023 General Plan and as Agricultural-Urban Reserve (A/UR) by the San Joaquin County General Plan. The Western Parcels are planted with vineyards. The Eastern Parcel is planted with vineyards and contains a large barn, an office structure, a tree-lined driveway, and a 20,000-square foot (sf) residence in the middle of the proposed project (see Figure 2). The City limits currently make up the project's western, northern, and eastern boundaries, while unincorporated agricultural land borders the project site to the south. State Route (SR) 99 is located approximately 1.5 miles northeast of the project site. Upon buildout of the proposed project, the proposed site would be bordered by the future Antone Raymus Expressway to the south and the future Atherton Drive to the east.

Surrounding Land Uses

Land surrounding the project site to the north, west and east is currently designated on the Manteca 2023 General Plan as Low Density Residential (LDR), and Urban Reserve-Low Density Residential (UR-LDR) to the south. Orchards are located to the east and ; however, the City of Manteca General Plan designates these lands as LDR and UR-LDR respectively.

Project Components

The proposed project would include a master planned residential community of up to 739 dwelling units, two neighborhood parks, and a 16.4 acre elementary/middle school located on a project site of approximately 184-acres. The proposed project would include the development of 627 traditional single-family detached homes and a unique district of 112 "half-plex" units. The existing 20,000-sf residence would either be retained or demolished; if demolished, the residence would be replaced with single-family lots consistent with the proposed development. Both of these conditions for the existing residence

referenced above will be analyzed in this EIR. The proposed project would require detachment from the Fire Districts of Lathrop-Manteca and Ripon as well as detachment from the San Joaquin County Resource Conservation District, annexation to the City of Manteca, Prezoning, and a General Plan Map Amendment (GPA). The proposed project would also include approval of two (2) Tentative Maps, a Development Agreement, and Design Review for the proposed half-plex units.

Annexation and Prezoning

The proposed project is currently located within the unincorporated area of San Joaquin County and has a San Joaquin County General Plan land use designation of A/UR and zoning of AG-40. The proposed project would require the annexation of the project site into the City of Manteca and prezone with City zoning from AG-40 to Planned Development Low Density Residential (PD-R1), Public/Quasi-Public (PQP), and Planned Development Park (PD-P) (see Figure 3). The annexation of the 184.4-acre site to the City of Manteca would require San Joaquin County Local Agency Formation Commission (LAFCO) approval. In addition, as the proposed project would be served by the Manteca Fire Department upon formal annexation, detachment from both the Lathrop-Manteca Fire District (for the Western Parcels) and the Ripon Fire District (for the Eastern Parcel) would require approval by San Joaquin County LAFCO.

General Plan Map Amendment

The City of Manteca General Plan designates the project site as UR-LDR, P, and CMU. Therefore, an amendment to the General Plan Land Use Map would be required to eliminate the Commercial Mixed Use (approximately 7.6 acres) and Urban Reserve designations and redesignate the site with approximately 152.2-acres of LDR, 16.4-acres of PQP land uses for an elementary/middle school, and 16.2-acres of Park (P) (see Figure 4). The parkland within the project site would be divided into two park areas located on both the Eastern and Western Parcels, referred to as East Neighborhood Park and West Neighborhood Park, respectively. Therefore, the GPA would also include the on-site re-location of the Park designations. The proposed General Plan designations will be consistent with the preferred land use map identified in the City of Manteca General Plan Update.

Tentative Subdivision Maps (East and West)

The proposed project includes 739 single-family lots; including 627 single-family detached homes and a unique district of 112 “half-plex” units, two public parks, and an elementary/middle school. The Eastern Parcel Tentative Map (TM) includes approximately 410 single-family residential lots over approximately 104.1-acres of land, resulting in a density of 3.9 dwelling units per acre (du/ac). Of the 410 dwelling units, approximately 346 would be constructed as single-family residential, while 64 units would be constructed as half-plex units. In addition, the Eastern Parcel TM allocates approximately 9.3-acres to parkland located directly adjacent to a proposed elementary/middle school consisting of 16.4-acres (see Figure 5). The Western Parcels TM includes approximately 329 single-family residential lots over approximately 80.3-acres of land, resulting in a density of 3.9 du/ac. Of the 329 dwelling units, 281 would be constructed as single-family residential units, while 48 of the dwelling units would be half-plex units. The Western Parcels would also contain 6.9-acres of parkland and upland play area along the northern boundary of the project site (see Figure 6).

Proposed Roadways and Infrastructure

The proposed project infrastructure includes roadways, pedestrian and bicycle facilities, and wastewater, water, and storm drain systems. Streets and infrastructural improvements would constitute a total of 11.5 acres within the project site.

The main entrances into the Hat Ranch site would be at Pillsbury Road. Pillsbury Road would serve to divide the project into a Western Parcel and an Eastern Parcel. Street connections would be provided to the adjacent Pillsbury Estates and Woodward Park developments to the north and Evans Estates to the west by extending the existing stub streets of Polk Street, Buena Vista Drive, Inyo Avenue, Jigsaw

Avenue, and Veramonte Avenue into the project site. In addition, the future Antone Raymus Expressway is proposed along the southern boundary of the project site, and the future Atherton Drive is proposed along the eastern boundary of the project site. Pillsbury Road would be extended through the project site from the north to connect to the future Antone Raymus Expressway. Off-site circulation improvements would include the construction of frontage surface improvements from the intersection of Antone Raymus/Manteca Road heading east toward Pillsbury Road, and extending to Atherton Drive. Off-site circulation improvements to Antone Raymus Expressway would include 26 feet of roadway, seven feet of a 14-foot wide median, and 20 feet of sidewalk and landscaped area (a half section). The off-site circulation improvements to Atherton Drive would include 27 feet of roadway, seven feet of the 14-foot median, and 22 feet of sidewalk and landscaped areas (a half section). The proposed right-of-way (ROW) areas for pedestrians and vehicular travel would vary between 50 and 112 feet to allow for on-street parking; meandering, five-foot sidewalks; and landscaping and utility improvements.

Proposed Public Utilities

Water would be provided to the project site through new connections to the existing water infrastructure surrounding the project site. Specifically, water pipes would run beneath the streets to ensure adequate flow to all portions of the project for both domestic use and fire protection. The proposed water system would connect to existing City water lines within the Manteca Road/Antone Raymus intersection. In addition, the proposed project would allocate space for a future 125 foot by 150 foot City-operated water well within the East Neighborhood Park to accommodate new development within the City of Manteca.

Wastewater from the proposed project would be conveyed through a system of pipelines to the City's Wastewater Quality Control Facility (WQCF). New sanitary sewer pipes located within the proposed roadways would flow westward through pipes along the future Antone Raymus Expressway, connecting to a new off-site sewer lift station and existing sanitary sewer lines in Manteca Road where wastewater would flow north, eventually connecting to the existing wastewater main along Woodward Avenue.

Stormwater from both the Eastern Parcel and the Western Parcels would first be treated in each area's respective stormwater bioretention basin. The bioretention basins would be located within the dedicated parkland areas on the eastern and western sides of Pillsbury Road prior to discharge from an associated pump station. In addition, two flood control detention basins would be located adjacent to the bioretention basins to provide surface storage to detain stormwater during major storm events. The detention basins would be designed to temporarily store stormwater runoff to reduce the peak rate of runoff to the storm drainage system during rain or flood events. Treated stormwater from both parcels would flow through a pump station and connect to a main located in Pillsbury Road extending to SSJID Lateral X. From SSJID Lateral X, treated stormwater from both parcels would flow to the French Camp Outlet Canal, which drains to the French Camp Slough and eventually the San Joaquin River. Treated stormwater from the Western Parcel would also flow through a secondary pump station to a water quality detention basin located adjacent to the bioretention basin within the West Neighborhood Park. In addition, a 5.3-acre flood control detention basin would be located adjacent to the bioretention basin located within the eastern parkland area adjacent to the elementary/middle school and would be designed to temporarily store stormwater runoff during major rain or flood events.

Planned Development/Development Agreement

The applicant has requested a Planned Development, which suggests superior design elements to those of the City's existing standards and addresses the inclusion of alternative streetscape features and design elements. As noted above, allowed uses within a Planned Development Zoning District are those listed uses in the adopted Planned Development document, subject to City Council approval. Where a Planned Development does not provide a listing of allowed uses, the regulations of the Base Zoning District, R-1, shall prevail. The proposed Planned Development standards for the proposed project build upon the City of Manteca's Standards for R-1 Standard and Small Lot Single Family Development, as defined in Section 17.26.040 of the Municipal Code. However, certain deviations from the base zoning district have been proposed; for example, setbacks for the proposed half-plex units would be reduced to

suggest that front setbacks would be a minimum of 15 feet, side setbacks would range between zero feet and five feet, and rear setbacks would range between five feet and 10 feet.

The project also includes a Development Agreement between the applicant and the City to confirm certain development rights.

Design Guidelines

As part of the Planned Development, the proposed project would require approval of Design Guidelines, which would provide the framework for future development within the project site. The Design Guidelines would address the proposed inclusion of alternative streetscape features and development design elements as compared to existing City standards related to parks, landscaping, and architecture.

Project Phasing

The proposed project would be constructed in multiple phases over the course of several years. Infrastructure and amenities would be constructed commensurate with each phase of development dependent on the service demands of each phase and as required by the City of Manteca.

Project Entitlements

The City of Manteca is the CEQA lead agency for the proposed project. The proposed project requires the approval of the following discretionary actions/entitlements by the City of Manteca:

- Authorization to file an Annexation application to San Joaquin LAFCO to annex the subject property into the City of Manteca City Limits; and,
- General Plan Land Use Map Amendments from UR-LDR and CMU to LDR, PQP, and an on-site relocation of and an increase in the P designation; and,
- Prezone of the 184.4-acre site to Planned Development (PD-R-1, PD-Park), and Public Quasi Public (PQP); and,
- Approval of two (2) Tentative Subdivision Maps (Eastern and Western Parcels); and,
- Approval of a Development Agreement; and,
- Approval of Design Review Guidelines.

Implementation of the proposed project would also require the following City of Manteca approvals:

- Approval of Final Maps: and,
- Approval of Subdivision Improvement Agreement: and,
- Grading Permits; and,
- Approval of Building Permits; and
- Approval of Occupancy Permits

2.0 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. The City has concluded that the EIR should address potential project-related impacts pertaining to the following resource areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural/Tribal Resources
- Geology, Soils, and Seismicity

Greenhouse Gas (GHG) Emissions and Energy
Hazards and Hazardous Materials (including Wildfire)
Hydrology and Water Quality
Land Use and Planning
Noise
Population and Housing
Public Services and Utilities
Recreation
Transportation and Circulation

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.

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 Hat Ranch project should be directed to the name and address below:

John B. Anderson, Contract Planner
Community Development Department
City of Manteca
1001 West Center Street
Manteca, CA 95337
Office: (209) 456-8505
john@jbandersonplanning.com

Written comments are due to the City of Manteca at the location addressed above by 5:00 p.m. on February 23, 2021.

Figure 1
Regional Location

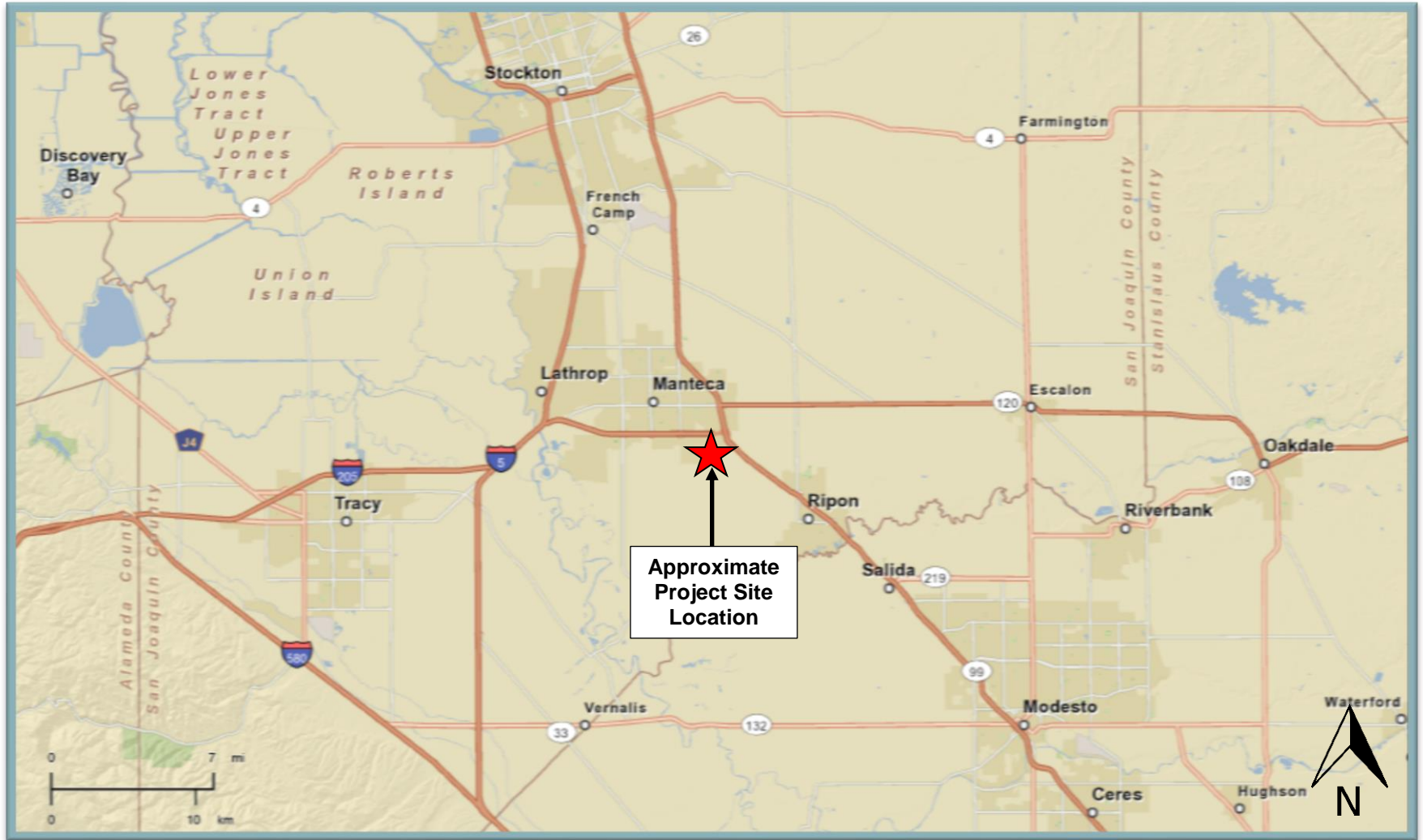
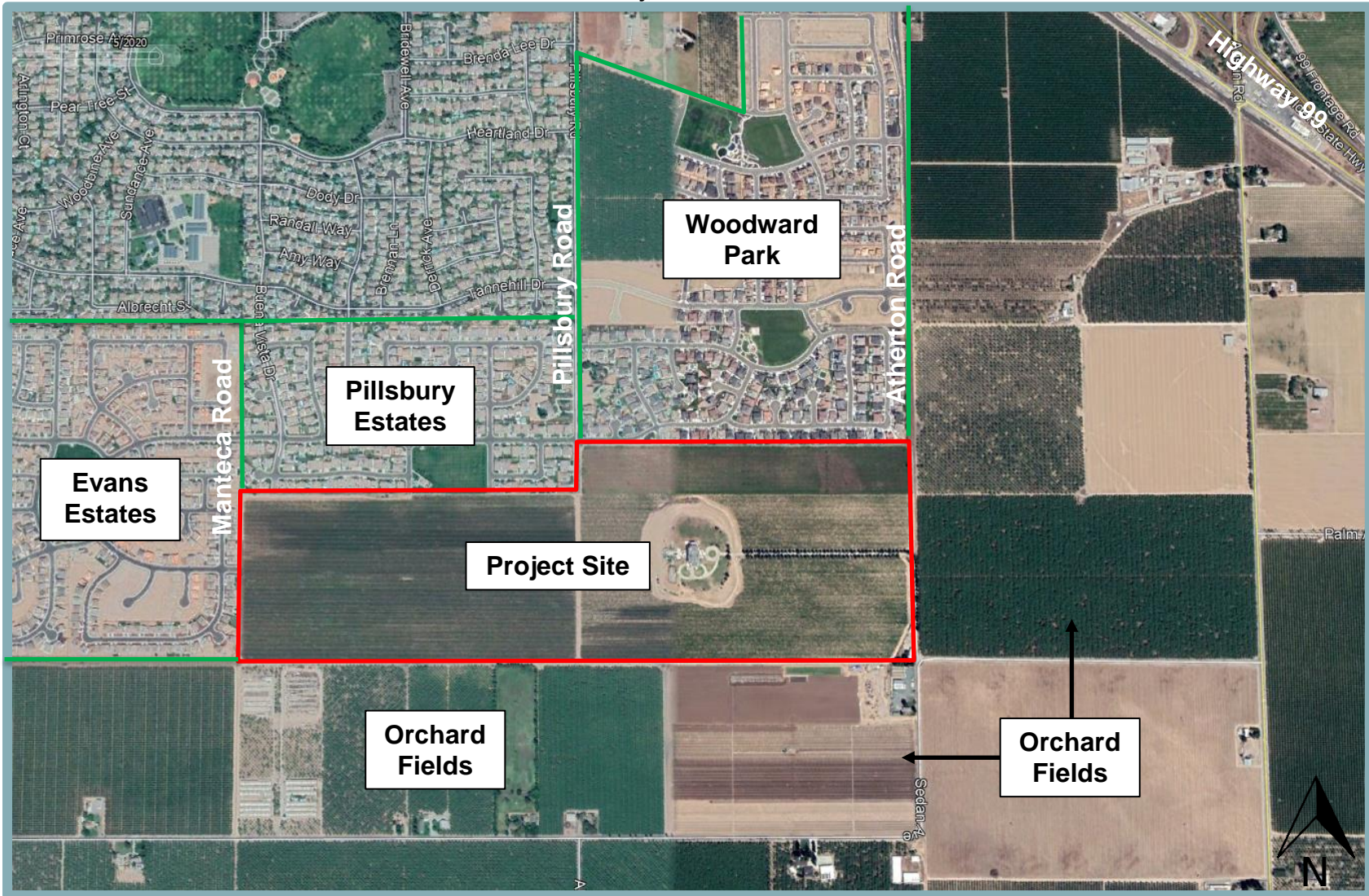
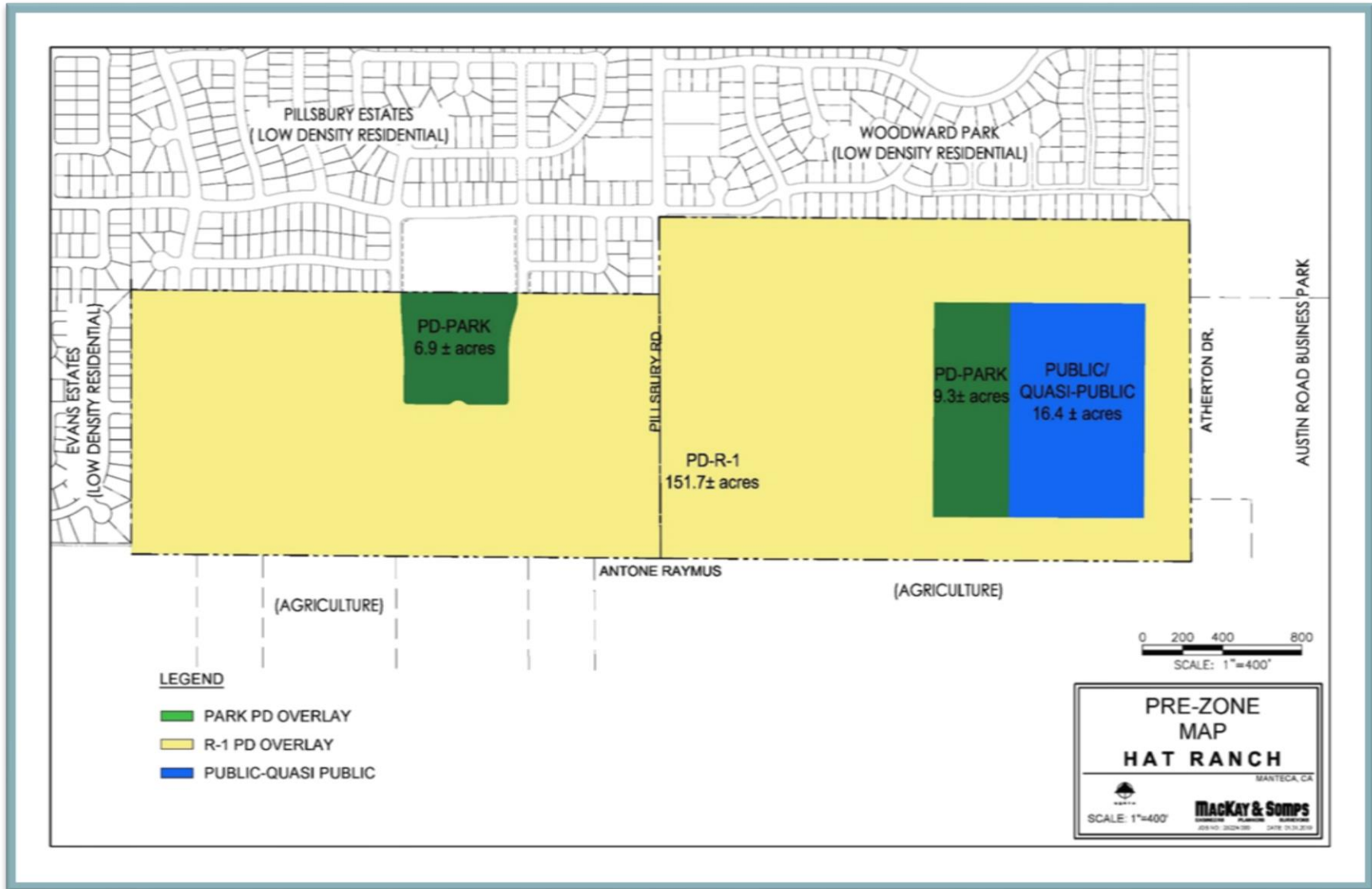


Figure 2
Project Location



**Figure 3
Pre-Zone Site Map**



**Figure 4
General Plan Amendment**

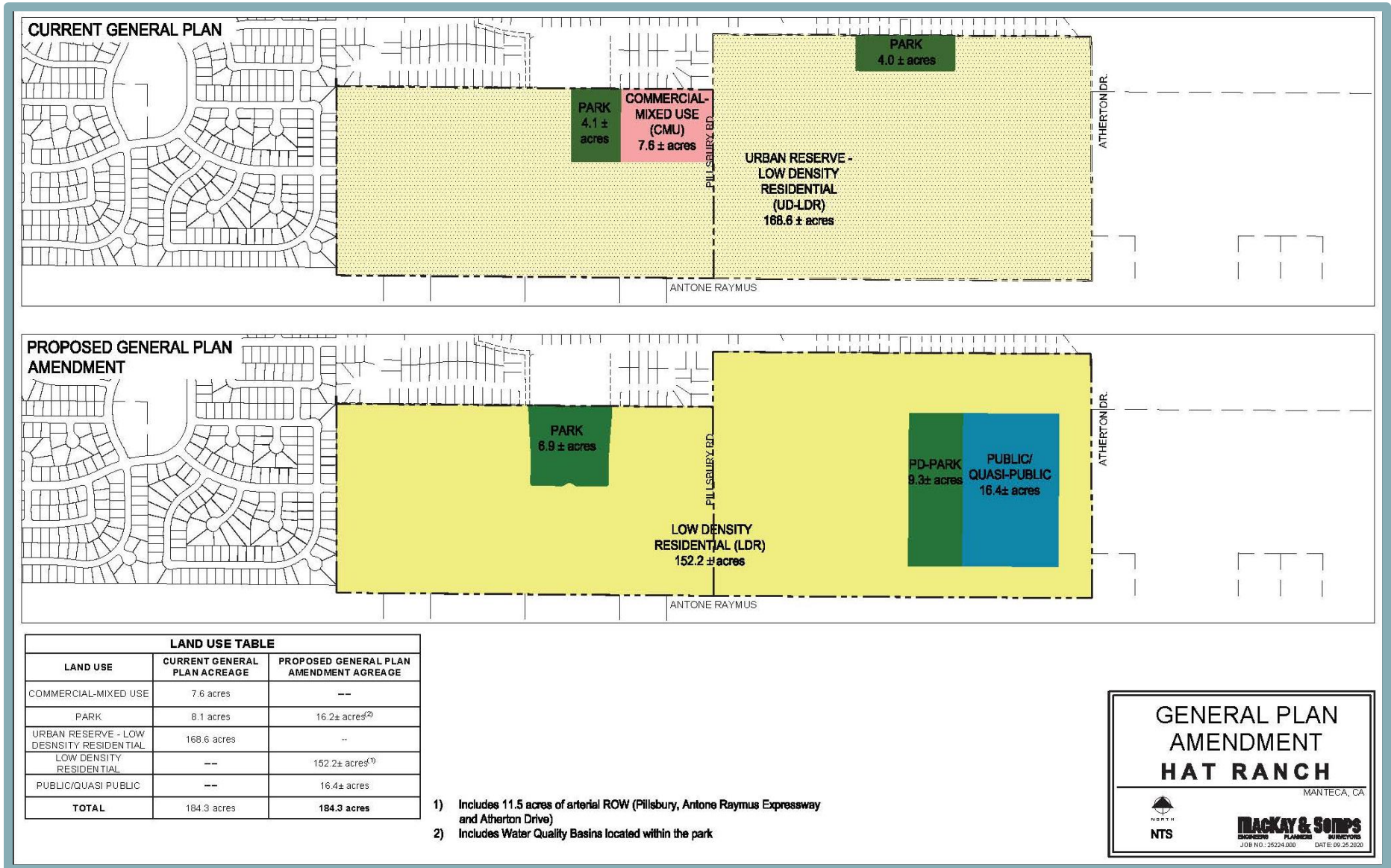


Figure 5
Hat Ranch Tentative Subdivision Map (Eastern Parcel)

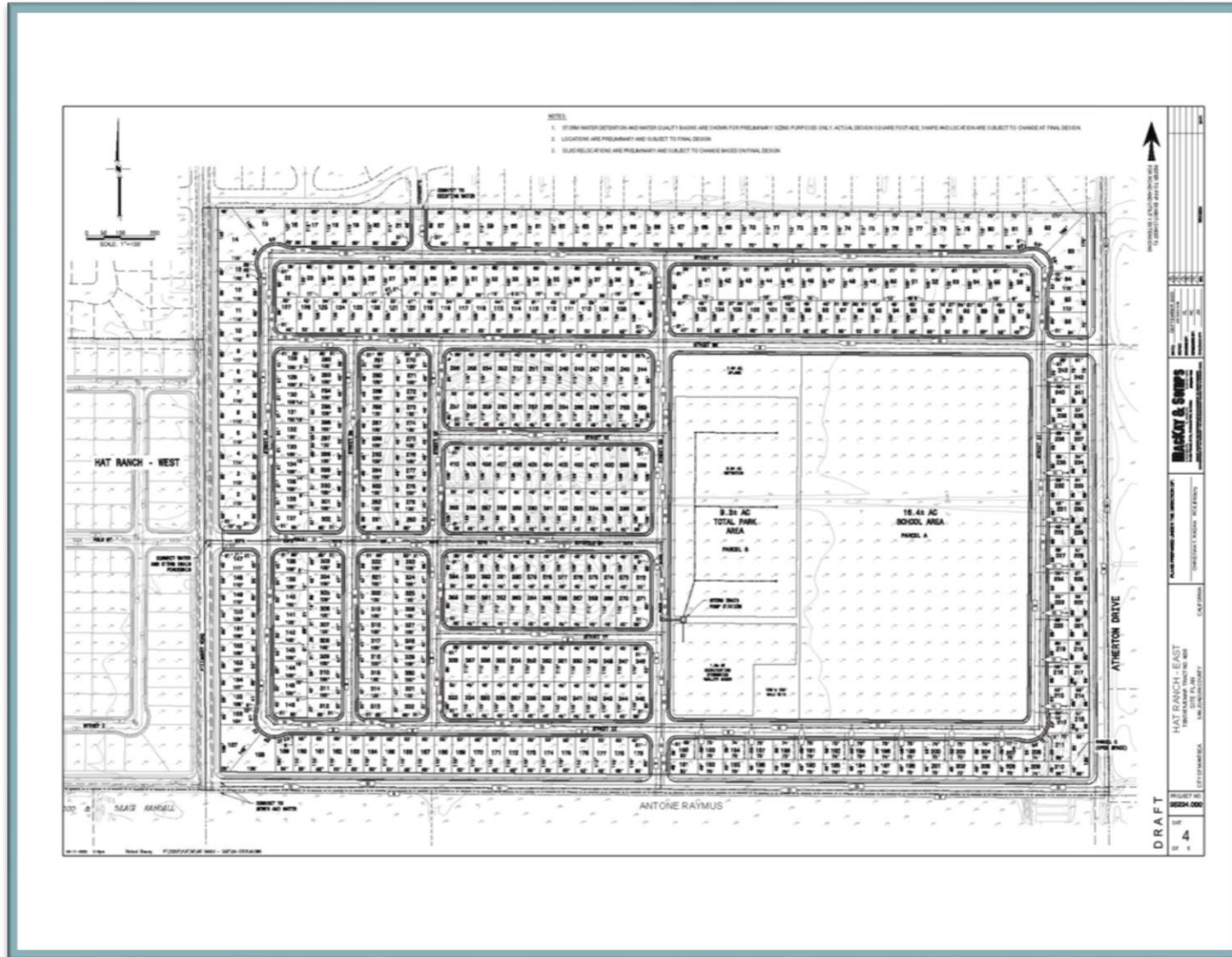


Figure 6
 Hat Ranch Tentative Subdivision Map (Western Parcel)

