

# **Recirculated Notice of Preparation of an Environmental Impact Report and Scoping Meeting**

**Date:** November 14, 2014

**Subject:** Recirculated - Notice of Preparation of an Environmental Impact Report and Scoping Meeting for Manteca Family Entertainment Zone

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Organizations and Interested Persons

**Lead Agency:** Rochelle Henson, Senior Planner  
Manteca Community Development Department, Planning Division  
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Manteca, CA 95337  
(209) 456-8516

**Reason for Recirculation:** The City initially circulated an NOP for the above referenced project for public comment on February 4, 2014 through March 5, 2014. The City also held a public scoping meeting on February 20, 2014. The City received five NOP comments from the following agencies: California Department of Transportation, Central Valley Regional Water Quality Control Board, San Joaquin County Public Works Department, San Joaquin Council of Governments, and the San Joaquin Valley Air Pollution Control District. Since the initial circulation of the NOP, the project boundary has been reduced, more Project details have become available, and the Project is now much more refined. Based on these changes the City has determined that they should recirculate an NOP with the current Project Description as refined/modified. The entire updated Project Description is attached as Appendix A to this NOP.

**Notice of Preparation:** This is to notify public agencies and the general public that the City of Manteca, as the Lead Agency, will prepare an EIR for the Manteca Family Entertainment Zone. The City of Manteca is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Manteca when considering applicable permits, or other approvals for the proposed project. All comments that were provided on the initial NOP remain part of the administrative record for the Project

and will be appropriately addressed in the EIR with any new comments that are received during the recirculated NOP public comment period; however, any agency that provided comment on the initial NOP is free to provide new or additional comments.

**Comment Period:** Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 p.m., December 15, 2014.

**Comments/Input:** Please send your comments/input (including the name for a contact person in your agency) to: Attn: Rochelle Henson, Senior Planner at the City of Manteca, 1001 West Center Street, Manteca, CA 95337.

**Scoping Meeting:** On December 3, 2014 the City of Manteca will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed project and scope of the Environmental Impact Report (EIR). This meeting will be held at Administration Conference Room at the Manteca City Hall from 2 to 3 p.m.

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 2 to 3 p.m. Representatives from the City of Manteca and the EIR consultant will be available to address questions regarding the EIR process and scope. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding the scoping meeting, contact Rochelle Henson, Senior Planner at (209) 456-8516 or [rhenson@ci.manteca.ca.us](mailto:rhenson@ci.manteca.ca.us).

**Project Title:** Manteca Family Entertainment Zone

**Project Location:** The Project site is located in the City of Manteca, San Joaquin County. More specifically, the Project site is located to the north and west of the Stadium Shopping Center, to the west of Milo Candini Drive, to the east of McKinley Avenue, to the south of the City of Manteca Wastewater Quality Control Facility (WQCF), and to the north of State Route 120.

The project site is located on the Lathrop, California, USGS 7.5-minute quadrangle, Township 2 South, Range 6 East. The UTM coordinates for the center point of the project site are 652688.47536 W, 4183417.94368 N (zone 10N, NAD 83, meters). The Lat/Long coordinates are 37.7853 N, -121.2660 W (WGS 84, decimal degrees).

The Project site is within the City's Sphere of Influence and General Project site and has been identified by the City of Manteca to receive services from the City in the 2008 Municipal Services Review.

Big League Dreams ballpark is located on the eastern side of, and within, the Project site. The 28-acre site is fully developed with six replica ballparks, an indoor soccer facility, two restaurants and other supporting facilities all of which are open to the public and operated by private sector parties pursuant to ground leases.

Topographic features include level agricultural fields, an irrigation canal, and wetland areas. Elevation ranges from approximately 20 feet to 25 feet above mean sea level (MSL). The agricultural fields are currently used for land application of treated effluent from the Water Quality Control Facility (WQCF).

The Project site includes the following Assessor's Parcel Numbers (APN): 241-31-53, 241-31-44, 241-31-18, 241-31-32 and portions of APN 241-31-16, 241-30-48, 241-31-48, 241-30-62 and 241-30-61. (Figure 2-5).

**Project Description:** See the Appendix A for a detailed Project Description.

**Project Alternatives:** The exact alternatives that will be evaluated in the Draft EIR will be determined through the Notice of Preparation and Scoping Process. Through preliminary discussions, there are three alternatives to the proposed project that are being contemplated for evaluation in the Draft EIR. These include the following:

- **No Build Alternative:** Under this alternative, development of the Project site would not occur, and the Project site would remain in its current condition.
- **Reduced Project Alternative:** Under this alternative, the Project site would be developed with the same components as described in the Project Description, but the area utilized for the industrial and commercial uses would be reduced.
- **Agriculture Protection Alternative:** Under this alternative, the proposed Project would be developed in such a way to protect those lands currently identified as prime farmland and farmland of statewide importance.

The City of Manteca has been considering alternative locations early in the public scoping process. The City's consideration of alternative locations for the project included a review of previous land use planning and environmental documents in Manteca including the General Plan. The City found that there are no feasible alternative locations that exist within the City's Sphere of Influence with the appropriate size and characteristics that would meet the basic project objectives and avoid or substantially lessen a significant effect. The City determined that alternative locations outside the Sphere of Influence would not be feasible because an expansion of the Sphere of Influence would induce unplanned growth and cause impacts greater than development on the proposed location. For these reasons, the City of Manteca determined that there are no feasible alternative locations.

**Areas of Potential Impacts:** 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, 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, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

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

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

# Appendix A

## PROJECT LOCATION AND SETTING

### REGIONAL LOCATION

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The Project site is located in the City of Manteca, San Joaquin County. More specifically, the Project site is located to the north and west of the Stadium Shopping Center, to the west of Milo Candini Drive, to the east of McKinley Avenue, to the south of the City of Manteca Wastewater Quality Control Facility (WQCF), and to the north of State Route 120. (Figure 2-1 and 2-2).

The project site is located on the Lathrop, California, USGS 7.5-minute quadrangle, Township 2 South, Range 6 East. The UTM coordinates for the center point of the project site are 652688.47536 W, 4183417.94368 N (zone 10N, NAD 83, meters). The Lat/Long coordinates are 37.7853 N, -121.2660 W (WGS 84, decimal degrees). (Figure 2-3)

The Project site is within the City's Sphere of Influence and General Project site and has been identified by the City of Manteca to receive services from the City in the 2008 Municipal Services Review.

### EXISTING LAND USES

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The Project site currently has a General Plan Land Use designation "Public/Quasi-Public" (PQP), and a zoning designation of PQP. The land is owned entirely by the City of Manteca.

Big League Dreams ballpark is located on the eastern side of, and within, the Project site. The 28-acre site is fully developed with six replica ballparks, an indoor soccer facility, two restaurants and other supporting facilities all of which are open to the public and operated by private sector parties pursuant to ground leases. (Figure 2-4).

Topographic features include level agricultural fields, an irrigation canal, and wetland areas. Elevation ranges from approximately 20 feet to 25 feet above mean sea level (MSL). The agricultural fields are currently used for land application of recycled water from the Water Quality Control Facility (WQCF).

The Project site includes all, or a portion of, the following Assessor's Parcel Numbers (APN): 241-31-53, 241-31-44, 241-31-18, 241-31-32 and portions of APN 241-31-16, 241-30-48, 241-31-48, 241-30-62 and 241-30-61. (Figure 2-5).

### SURROUNDING LAND USES

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**North:** The boundary on the north of the Project site is primarily occupied by the WQCF. The property to the north is zoned PQP (Public/Quasi-Public).

**East:** The parcels to the east of the Big League Dreams portion of the Project site, across Milo Candini Drive, are zoned M1 Light Industrial and PQP.

## PROJECT DESCRIPTION

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**South:** The Project site is bordered on the south by SR 120. There is some additional vacant land lying to the south of the westernmost portion of the site. The Project site that lies to the south of Big League Dreams is occupied by the Stadium Shopping Center, and is zoned CG (General Commercial).

**West:** To the west, the Project site is bounded by McKinley Avenue and the Union Pacific Railway right-of-way. The parcels located to the west of those right-of-ways are outside of the City of Manteca boundary.

The Project site has relatively flat terrain. The UPRR rail lines are located along the western boundary. High voltage power lines, within Pacific Gas & Electric (PG&E) power line easements, traverse portions of the Project site running northeast/southwest.

## ACCESS AND CIRCULATION

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### Regional Access

The City is strategically located close to and within view of SR 120, which provides primary access to Yosemite from the San Francisco Bay area. The City also lies between two major north-south freeways, I-5 and State Route 99.

Regional access to the Project site is primarily anticipated to be via SR 120 at the Airport Way interchange that lies to the south and east of the property. In the future, an additional SR 120 interchange is planned to be constructed to the south and west of the property at McKinley Avenue. This proposed new interchange (Tier 1 improvement) would provide additional access to the property, particular for those traveling from the Bay Area and points to the west.

### Local Access

Locally, vehicular access will be achieved by public streets and roadways as follows: from Airport Way and then Daniels Street, which runs along the north side of the Stadium Shopping Center. Daniels Street will be extended from its current end point, in a westerly direction across to McKinley Avenue as part of the proposed project.

### Passenger Rail

In addition to vehicular access, regional rail service for commuters to San Jose and Silicon Valley is provided on the by Altamont Commuter Express (ACE), on the Union Pacific Railway Line, with a stop at the Lathrop/Manteca station, which lies to the northwest of the property. The ACE Rail system also has a bus connection to the Dublin/Pleasanton BART station at the Pleasanton stop.

## PROJECT GOALS AND OBJECTIVES

The Family Entertainment Zone (FEZ) Master Plan (hereinafter “FEZ”, “Master Plan”, or “Proposed Project”) has been prepared to provide a comprehensive planning document to guide and direct development of the 210.7 acre FEZ Project site. The Master Plan establishes the land uses, development concepts, guidelines and standards based on the goals and policies articulated in the

City's General Plan. The land uses, development standards and design establish the development vision and will facilitate implementation of consistent quality and character for the Project site. The Master Plan is intended to be more specific in guiding and directing development of the Project site.

The Master Plan will serve as the implementation tool for the City of Manteca with the following Goals:

- Enhance the City of Manteca's Zoning Ordinance for the FEZ Project site
- Provide an opportunity for a multi-use development project
- Provide destination recreation, retail, hotel and accessory facilities with the opportunity to supplement existing City facilities and attract tax generation for the City of Manteca
- Establish a framework for development with streamlined implementation
- Provide for a viable phased extension of City infrastructure and services to the FEZ

The Master Plan outlines the following list of Objectives.

- To expand and improve public and community access to the City's existing and thriving investments in regional sports facilities to provide additional community-based facilities to extend the City's position as the primary destination for family-based community recreation, active recreation sports and passive recreation and amenities in Central California.
- To enhance and build upon the regional tourism and visitor-serving attractions providing supporting destination facilities such as hotels, indoor water park and convention/meeting/ exhibition facilities that will facilitate and support the frequency and duration of utilization of the recreation and sports facilities through the FEZ.
- To enhance Manteca's reputation as "The Family City".
- To position Manteca to serve what is projected to be a trend toward a younger population in the region by providing an excellent youth sports and entertainment destination with critical mass to ensure its success.
- To provide facilities that support what has been identified as a growing trend toward family vacations being centered on regional youth, adult, and master's tournaments, as well as league sporting events, that require multiple day stays and can be tied to a variety of visitor interests including special events, education seminars, private events such as conferences, weddings, other social and cultural expositions, all of which are available to the public and the visitors/users of the FEZ.



## PROJECT DESCRIPTION

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- Specifically, to capitalize on the success of the Big League Dreams' sports facilities (currently booked weekends, two years in advance), by creating additional critical mass in regional sports and active facilities.
- To provide additional food and beverage facility choices to serve visitors to Manteca and users of the various facilities developed within the boundaries of the FEZ.
- To add to the proven regional draw enjoyed by Woodward Soccer Fields, which further helps to define Manteca as a regional tournament sports destination.
- To accentuate the site's strategic location along SR 120, which serves as the primary vehicular corridor from the Bay Area to Yosemite National Park and the Central Sierra Nevada Mountain areas.
- To raise the City's visibility in the region, particularly for all residents and citizens driving through the region.
- To create a Yosemite/Central Sierra Nevada Visitors Information Center for travelers to utilize on their trip to the national park and nearby national forests.
- To create a business center facility that is available to all groups and can utilize and augment utilization of the various active and passive recreation and sports facilities as well as all ancillary concessions and operations such as support retail and dining facilities.
- To expand upon the thriving regional draw of Bass Pro Shops, which is located on the south side Highway 120 to the southeast.
- To provide a walkable, safe, and friendly leisure and recreation environment for the citizens of Manteca and the region.
- To provide quality indoor and outdoor community gathering spaces for socializing, dining, and entertainment.
- To expand and install a series of public improvements in support of the FEZ, including but not limited to, the east-west vehicular connection between McKinley Avenue and Airport Way, public parking facilities throughout the FEZ, and to facilitate improvements to the storm water drainage system shared by the City and the South San Joaquin Irrigation District (SSJID).
- To facilitate the City's economic development and jobs-creation goals and objectives.

## PROJECT DESCRIPTION

### BACKGROUND

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Since 2010, the City of Manteca has been in the process of developing a plan for a comprehensive multipurpose public use zone called the Manteca Family Entertainment Zone (FEZ). The plan is

intended to encompass multiple projects and parcels that provide an extensive recreation complex featuring new and existing recreation, park, water, sports and other leisure amenities. The Project site is intended to be open and accessible to the general public, and to serve the state, region, and the Manteca community as a multipurpose recreation center and public park facility. The FEZ will feature a wide range of active and passive open space and developed uses that will support short term and longer term activities and community events for users ranging from local citizens, day and weekend regional visitors, as well as destination tourists.

The Master Plan for the FEZ was developed in cooperation with the two private sector developers who are proposing to design and build the facility. The Master Plan will provide the appropriate zoning designation for the FEZ as well as provide development standards to implement future development within the Project site.

Projects and uses in the FEZ may be constructed and operated through a series of third party agreements, concessions and/or licensing agreements which may include ground leases of up to 55 years, with some uses needing longer lease terms up to 99 years. Projects and uses may be constructed and operated through a series of private-public partnerships whereby private sector operators and vendors of various public facilities are selected to develop and operate components of the FEZ. These components may include: public active and passive recreation and park facilities and sports amenities, and various commercial operations that are ancillary to the foregoing public facilities.

The FEZ will include public active and passive recreation and sporting facilities to be operated by public agencies and/or private sector vendors or operators, including the addition of the ball fields associated with and adjacent to Big League Dreams (BLD) Park, as well as the addition of multi-purpose playfields, primarily for soccer.

Certain project components will be public visitor serving in support of the extended use of the various public recreation and sporting amenities (such as hotels, restaurants, retail, and conference centers). Proposed and future development projects will include recreation tourism facilities such as overnight lodging, conference/convention/ exhibition facilities and specialized recreation attractions such as an indoor water park available to overnight guests. The primary objective of such uses is to expand the access to current and future public sports and recreation facilities, and expand access for out-of-area public participation in tournaments and training camps. These features will enable and increase the number and duration of extended stay periods for visitors and help facilitate public access for broader uses such as special events and on-site educational activities. Certain components and phases of the FEZ may include commercial retail and restaurant uses that serve park facility patrons and tournament participants and spectators as well as local clientele.

### MASTER PLAN OVERVIEW

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The Master Plan will create an overlay zone to the existing zoning of Public/Quasi-Public (PQP). The Master Plan includes a comprehensive land plan with design standards and guidelines to guide the development of the 210.7 acres. The Master Plan provides for a multi-use development that

## PROJECT DESCRIPTION

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offers a significant opportunity for the City of Manteca to attract recreation, entertainment, retail, restaurant, and commercial uses.

The Project site incorporates the existing approximate twenty-eight (28) acre Big League Dreams (BLD) facility and provides an additional twenty-five (25) acres to expand BLD and provide soccer fields. There is approximately sixty-two (62) acres identified for a potential mix of indoor and outdoor entertainment/recreational uses including a location for an outdoor stadium. The Project site provides approximately thirty-three (33) acres of commercial shopping that will generate approximately three hundred sixty thousand (360,000) square feet of retail and dining type uses. There is approximately twenty-nine (29) acres provided for a hotel/lodge, convention center and indoor water park.

The Master Plan is comprised of four basic design components: Retail and Restaurant, Recreation and Sports, Hotel, and Entertainment. Each is described below.

### **Retail and Restaurant**

The Destination Retail and Restaurant area provides an opportunity to attract job generation and economic development to the west side of Manteca. It is strategically located along the State Route 120 corridor to ensure project visibility for future end-users, and to provide access to the State Route 120 corridor. The relationship to the existing and proposed recreational facilities and the hotel provides for customer base.

### **Recreation and Sports**

The proposed recreational and sports uses serve to augment the existing and established success of Big League Dreams. This will serve as the integral part of the overall Project site providing passive and active open space, recreation areas, sports fields, stadiums, as well as gathering spaces for the community. Located throughout the Project site, the recreation areas will remain easily accessible to all users of the FEZ through a well-integrated and well-planned internal street network that encourages both bicycle and pedestrian use.

### **Hotel**

The proposed hotel site will serve to provide lodging for users coming into town for the destination experience. It is to be a full service hotel with additional recreational and dining opportunities. A convention center shall be provided with the hotel and the hotel shall also provide recreation facilities that are complimentary to the FEZ, such as a water park.

### **Entertainment**

The proposed entertainment areas serve to provide enjoyment for the whole family. Through thoughtful design this central piece of the FEZ will serve to bring people together to enjoy communal leisure time. It will be comprised of a variety of recreation and leisure activities which may include: miniature golf, golf cart racers, arcade games, and Laser-tag, among other things.

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## PLAN ADOPTION AND REGULATION

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The Master Plan is intended to be adopted by the City Council and to serve as a tool for the City of Manteca to implement. The Master Plan is to be used by designers, developers, builders, and planners, to guide development of the Project site. The land use, development standards, and design guidelines are provided to ensure that all proposed developments remain consistent with the vision established by the Master Plan as the Project is built over time. The Master Plan development concepts, design guidelines, and standards are in accordance with the City’s General Plan, Municipal Ordinances, and City Standard Plans and Specifications. The Master Plan shall be used to review, process, and approve development proposals for the Project site including but not limited to site specific development applications and site improvement plans.

Formation of one or more Community Facilities Districts (CFD) is also anticipated for the FEZ. The objective in forming CFDs is to provide financing for public improvements associated with the project, which may supplement funds available from former redevelopment bond proceeds.

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## LAND USE AND ARCHITECTURE

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### **Land Use Concept**

The Master Plan provides a comprehensive land use planning tool that provides the framework for development of the approximately 210.7 acre Project site. The intent of the Master Plan is to ensure a quality built environment that integrates a mix of land uses under a single uniform set of design and development standards. The FEZ Master Plan intends to build upon the success of the Big League Dreams facility by providing additional sports and field recreation, hotel and tourism, entertainment, retail, commercial and restaurant uses along the highly visible State Route 120 corridor. Although the FEZ may develop in multiple phases as individual land use/planning areas, the Master Plan will help the separate phases come together and operate as a cohesive and integrated entertainment/recreational facility.

The Master Project site is divided into 16 Planning Areas (“PAs”) with four land use categories to group similar land uses: Retail/Commercial/Restaurant, Entertainment, Hotel and Conference Center and Sports and Field Recreation.

The Planning Areas serve as the basis for all of the land use and development standards contained in the Master Plan. Table 2.0.1 located in the Master Plan provides a detailed account of the Permitted, Conditionally Permitted and Not Permitted Use for each Planning Area.

Additionally, to help the FEZ develop with a cohesive design and appearance, the Master Plan provides development standards and guidelines for the various Planning Areas within the FEZ. The development standards are specific to PA-1 through PA-15, collectively, with separate development standards for PA-16. The development standards and guidelines are intended to work in conjunction with the City of Manteca’s Zoning Ordinance. In some cases the Master Plan standards may conflict with or may be more or less restrictive than the City’s Zoning Ordinance. In these circumstances, the Master Plan design standards and guidelines shall be used. Any

regulations not contained or illustrated in the Master Plan are deferred to the regulations contained in the City's Zoning Ordinance.

### **Conceptual Plan and Summary**

A conceptual site plan is shown in Figure 2-6 Conceptual Site Plan. Figure 2-7 provides the planning area calculations. It is envisioned that the FEZ Planning Areas will develop within four broader land use categories. The following is a brief overview of the potential land uses within the land use categories and Planning Areas.

#### ***Retail / Commercial / Restaurants***

- Open-air Retail, Dining and Entertainment Village (PA-3, PA-4, and PA-5)
  - Man-made lake / retention basin. The lake is envisioned as an amenity for personal paddle craft and/or kayaks, but not a swimming facility.
  - Lakeside boardwalk promenade with semi-pervious pavers
  - Retail shops
  - Restaurants, cafes, bistro's, coffee shops, micro-brewery
  - Small outdoor amphitheater
  - Outdoor entertainment / performance plaza
  - Destination playground
  - Family party pavilions
  - Beach volleyball courts

#### ***Entertainment***

- Family Entertainment Center (PA-6, PA-7, PA-9, PA-10)

The following types of facilities may be offered:

  - Miniature golf, family arcade games, Laser-tag, Ball Crawl, etc.
  - Rock-climbing wall, ropes course, Flow-rider, zip-line, hard surface skate park
- Outdoor Sports/ Speed Zone (PA-12)
  - Stunt BMX race course
  - Electric motorized mini-car race course

#### ***Hotel, Conference Center and Waterpark***

- Hotel: (PA-16)
  - This parcel is envisioned to be occupied by a hotel with a water park oriented toward tourism and leisure, primarily for families, but also to serve business conferences. Figure 2-8 illustrates the detailed site plan for this planning area.

#### ***Sports and Field Recreation***

- Outdoor Regional Sports Zone (PA-1, PA-1a, PA-1b, PA-2, PA-2a, PA-11)
  - Existing Big League Dreams complex,
  - Additional baseball fields (2)\*
  - Multi-purpose/soccer fields (12 to 13) in varying sizes\*

\* Note: Play fields are expected to be available for use as public open space prior to 4:30PM on weekdays.

- Indoor All-season Sports Center (PA-8)
  - Basketball, volleyball, cheerleading, gymnastics
- Championship Playfield (PA-11)
  - International-sized multi-purpose play field with fixed stadium seating.

***Support Uses***

- Parking Zones: (PA-12, PA-13, PA-14 and PA-15)
  - FEZ shared and joint parking areas

**Architectural Design Standards & Guidelines (PA-1 through PA-15)**

The FEZ Design Guidelines for PA-1 through PA-15 provides architectural design parameters that are intended to deliver a cohesive appearance by establishing an overall design theme for FEZ. The purpose of these design guidelines is to promote aesthetic quality, and to document the selected architectural styles with enough information to permit builders and their design team to accurately present the preferred architectural style. The overall architectural theme for the FEZ is Early California. There are two complimentary architectural styles that will depict the Early California character: Monterey and Spanish Colonial. Each style is presented in the Master Plan in the form of photographic images that capture the spirit and essence of each style along with a brief written synopsis narrating key style components. In addition to the required design elements, all designs shall be consistent with current codes and the design review process in Manteca.

***Community Vision and Architectural Design Style***

The architectural style known as Early California is the foundation for the theme of the built environment in these Planning Areas. The style is deeply rooted in the romance of centuries-old Spanish architectural vernacular, and was developed as modern California history began to unfold. The two types of styles that are generally associated with Early California are Spanish Colonial and Monterey styles.

***Architectural Design Standards***

The Master Plan includes general architectural design standards that apply to these planning areas, as well as specific design standards that apply to the Spanish Colonial and Monterey styles that will be developed in these planning areas. These include standards cover the following:

- General Standards
  - Building Form, Massing, and Scale
  - Roof Standards
  - Wall Standards
  - Material Standards
  - Color Standards
- Spanish Colonial and Monterey Standards

- Exterior Materials
- Roofs
- Windows
- Design Features
- Colors

### ***Site Planning Elements (PA-1 through PA-15)***

The Master Plan has a variety of site planning elements that are covered for these planning areas. These include the following:

- Entry Treatment
- Site Planning Parameters
- Building Orientation
- Pedestrian Orientation of Buildings
- Common Open Space
- Service Areas

### **Architectural Design Standards and Guidelines for PA-16**

These Design Standards & Guidelines apply only to Planning Area PA-16 for the development of a hotel and Conference Center facility. Following is Table 2.5.1 in the Master Plan provides a breakdown of required and recommended Architectural treatment for PA-16.

### ***Community Vision and Architectural Design Style for PA-16***

The architectural style known as Natural Rustic is to be the foundational influence for the theme of the built environment for PA-16. The hotel structure(s) shall be a marriage of organic yet simple-lined superstructure and classic mountain retreat detailing at a human scale. Iconic log exterior details shall emulate the vernacular of a historic National Park lodge, while adjacent towers are to settle in as simple massing. The overall massing of the hotel is to be influenced by a more contemporary, simple, articulated facade, and the points of entry shall incorporate details influenced by structures such as the Grand Canyon Lodge.

### ***Architectural Design Standards for PA-16***

The Master Plan includes general architectural design standards that apply to this planning area, as well as specific design standards that apply to the Natural Rustic style that will be developed in the planning area. These include standards cover the following:

- General Standards
  - Building Form Massing and Scale
  - Building Material Standards
  - Roof Material Standards
  - Colors and Finishes - Standards
  - Accessory Elements and Screening - Standards
  - Trash Enclosures - Standards
  - Mechanical Equipment - Standards
  - Natural Gas Meters, Electrical meters, Site Utilities and Equipment

- Exterior Architectural Lighting Standards

***Site Planning Guidelines for PA-16***

The Master Plan has a variety of site planning guidelines that are covered for this planning area. These include the following:

- Entry Treatment
- Building Orientation
- Pedestrian Orientation and Circulation

**Other Design Standards and Guidelines**

The Master Plan includes a variety of other important standards and guidelines to facilitate the desired design. These include: 1) Sustainable Development Guidelines and Environmental Considerations, and 2) Sign Regulations.

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**CIRCULATION AND PARKING**

**Circulation Plan**

The circulation network for FEZ consists of: two partial existing major collector roads, the provision of minor collector streets, bike lanes and pedestrian paths, and future public transportation routes. The primary goal of the FEZ circulation plan is to provide safe and efficient movement of vehicles, cyclists and pedestrians within the Project site while also facilitating safe and efficient connections to the existing street and highway network.

Access to the Project site will be provided by Daniels Street which provides a direct link from the Project site to the existing South Airport Way interchange at State Route 120. South Airport Way also provides access to the heart of downtown Manteca. Milo Candini Drive will be extended in the future (under a separate project) to the north where it will intersect Yosemite Avenue that provides access to Manteca. Additionally, the Project is designed and planned so that as development of the McKinley Avenue/State Route 120 interchange to the west of the Project site occurs, there will be a connection from the Project site to State Route 120 in both the east and west directions.

Improvements within the Project site include the establishment of a new internal circulation network as well as the extension and enhancement of existing streets. The proposed vehicular circulation system will provide convenient and safe access to all locations within the Project site. The planned street network provides access to all planned uses from Daniels Street and its extension to McKinley Avenue, and Milo Candini Drive via two collector streets which link to a Loop Road central to the Project site.

All streets within the Project site are designed with sidewalks on both sides of the street, with the exception of the Buffer Street along the northern property boundary. A well-integrated street and sidewalk system and street landscaping along the streets coupled with both Class I bike paths and Class II bikeways along the roadways promotes pedestrian and bicycle use throughout the Project site.



## PROJECT DESCRIPTION

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Daniels Street, a partially existing right-of-way, is classified as a major collector road in the City of Manteca's General Plan Circulation Element and the portion of Daniels Street that is aligned through the Project site will be implemented as part of this Plan. New rights-of-way within the Project site are:

- Major Collectors:
  - 'A' Street - Daniels Street,
  - 'B' Street - Milo Candini Drive
  
- Minor Collectors:
  - Street 'B1' - Wawona Street
  - Street 'C1' - Connector Road/bikeway
  - 'C' Street - Loop Road,
  - 'D' Street - Buffer Road

The Circulation Plan includes Circulation Standards, rights-of-way standards, roundabout standards, internal circulation standards, parking standards, public transit, and non-vehicular circulation, each of which is discussed in detail in the Master Plan.

## INFRASTRUCTURE

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The infrastructure for the planning areas was planned in accordance with the City of Manteca Standards, and in consultation with Manteca Public Works staff. All proposed improvements are consistent with the City's adopted Master Plans, specifically: City of Manteca 2005 Water Master Plan (Kennedy/Jenks), City of Manteca 2012 Wastewater Collection System Master Plan (NV5), and the City of Manteca 2013 Storm Drain Master Plan.

Generally, all proposed master utility infrastructure components will be constructed within proposed street rights-of-way. However, two major utility corridors (easements) are proposed within the Project site; one at the west and northwest boundary of the Project site and one that borders the west edge of the Big League Dreams complex. These corridors are anticipated to be approximately 50 feet wide to accommodate various utilities. There will also be three storm drainage storage facilities (basins and/or park/basins and a lake).

### **Water Master Plan**

The City of Manteca currently provides domestic water to its customers via a network of wells and transmission lines which draw groundwater and distribute throughout the City. The City also provides treated surface water via the South County Surface Water Supply Project (SCSWSP), a joint project with the South San Joaquin Irrigation District, the City of Lathrop, the City of Tracy, and the City of Escalon.

*Existing Facilities:* Existing distribution improvements in the vicinity of the FEZ include a 12" main in Daniels Street, extending from Airport Way to the west end of Daniels Street, and a 12" main in Milo Candini Drive extending from Daniels Street to the north limits of Big League Dreams. North of the project, there is an existing 12-inch line in Yosemite Avenue.

*Proposed Facilities:* The FEZ will receive water service by extending the existing distribution system through the proposed development. Specifically, a 12-inch distribution main will be installed within the proposed alignment of Milo Candini from its current northern terminal to Yosemite Avenue, providing a looped connection between Daniels Street and Yosemite Avenue. This system will be further extended through the development with 12-inch lines in the loop road and Wawona Street, as well as Daniels Street to McKinley Avenue. This will provide a reliable distribution network to serve the proposed uses within the project. Smaller water lines (not shown in the master plan) will be installed as needed to extend water from the 12-inch distribution mains to the proposed developments. No additional water supply (well) or storage (tank) will be required for the development of the project.

*Recycled Water:* The City has plans to develop a recycled water system that will provide landscape irrigation water to public parks, landscaping, etc., with recycled water from the City's Water Quality Control Facility (WQCF). The FEZ will be a natural recipient of this recycled water due to its close proximity to the WQCF and its large areas of open space/park. Proposed recycled water improvements within the Project site will include the installation of 12-inch distribution mains extending from the WQCF south along the west side of the WQCF to Wawona Street and then east to the proposed utility corridor west of Big League Dreams and then south to connect to the existing recycled water line in Daniels Street. These recycled water lines will be charged from the domestic system initially, but will ultimately be disconnected from the City's domestic system and isolated as a recycled water (purple pipe) system. Figure 2-9 depicts both the existing and proposed master water distribution system components described above.

## **Sewer Master Plan**

*Existing Facilities:* The City of Manteca currently provides sanitary sewer service to its customers via a network of gravity and force main sewer lines. Several pump stations and lift stations located throughout the City augment this sewer line network. This conveyance system terminates at the City of Manteca Water Quality Control Facility (WQCF), located directly north of the Project site.

Properties south of SR 120 are served by the South Manteca Trunk line, which consists of a combination of gravity lines and force mains, and terminating into the Tara Park pump station, which conveys the sewer flows to the WQCF via an 18-inch force main that crosses under SR 120 and runs through the Project site just west of Big League Dreams. Both Big League Dreams and the commercial development southeast of the Project site connect into this force main with individual pump stations. An existing 12-inch sewer force main located on the west end of the Project site conveys industrial sewer flows to the WQCF. There is an existing 36-inch gravity effluent line that traverses the northwest portion of the Project site delivering irrigation water to City-owned agricultural fields in the project vicinity and privately-owned agricultural fields south of SR 120.

*Proposed Facilities:* The City of Manteca Wastewater Collection System Master Plan calls for a 48-inch to 54-inch diameter sewer trunk line through the Project site to replace the existing force main serving the southern portion of Manteca. This trunk line will extend from the existing 60-inch gravity line that has been stubbed just south of SR 120 to an existing 60-inch stub within the WQCF. This trunk line will be constructed with the development of land on the Project site inside

the east utility corridor. Sanitary sewer generated by the FEZ will be conveyed to this trunk line via 8-inch gravity sewer lines located within proposed street rights-of-way.

The City has plans for an additional 36-inch gravity effluent line and one more 12-inch force main to be located along the western edge of the Project site. The existing 36-inch gravity effluent line will be relocated into the west utility corridor, and the new effluent lines will be installed alongside it. The existing 12-inch industrial waste force main will also be relocated into this utility corridor. Figure 2-10 depicts both the existing and proposed master sewer collection system components described above.

### **Storm Drain Master Plan**

The City of Manteca currently provides storm drainage via a system of gravity storm drain lines which terminate at detention or retention facilities. Existing detention facilities discharge into a network of open channel and underground pipes owned and maintained by the South San Joaquin Irrigation District (SSJID). SSJID facilities eventually drain into the French Camp Outlet Canal (FCOC).

The Project site is bisected by the FCOC and two SSJID drain lines that feed into it (Drain 7 and Drain 8). Drain 7 travels underground within a box culvert in Daniels Street and daylights into an open ditch at the west terminal of Daniels Street. Drain 8 conveys agricultural drainage and stormwater runoff from properties south of SR 120. Drain 8 travels under the highway in a box culvert and drains out into an open ditch that travels north to its confluence with Drain 7 to form the FCOC. The FCOC travels northwest across the Project site and then follows the alignment of the Union Pacific Railroad to the north. Storm drain runoff from all existing development within or near the FEZ (including Big League Dreams and the commercial development to the southeast) pump their runoff into this drain system. Big League Dreams maintains a storm drain basin on the west side of the Project site that will eventually be replaced with additional ball fields and other facilities as part of the Master Plan. When this development occurs, the storage volume lost by the development of this basin will be replaced with the development of the Lake.

Development of the FEZ will require the relocation of the FCOC and Drains 7 and 8. It is proposed that each of these facilities be converted from an open channel to an underground pipe system, and that these facilities will be routed north through the east utility corridor (just west of Big League Dreams) west under Wawona Street, then north to the current FCOC canal next to the railroad. The FCOC carries a peak flow of approximately 150 cubic feet per second (cfs). To accommodate this flow, the channel will be replaced with dual 60-inch pipes. Installation of this conveyance system is expected to occur with the first phase of infrastructure, along with the construction of the Daniel Street extension to McKinley Avenue.

The Project site is divided into three major watersheds (each consisting of two sub-sheds). Runoff from each watershed will be collected by a network of pipe systems and conveyed to a storage facility serving the watershed. The peak volume from the design storm will be retained in the storage facility and then emptied (pumped) into the FCOC off-peak (when capacity in the FCOC is available). The three watersheds are described below:

- **Watershed A (80 acres):** This watershed consists of the north (A2) and northwest (A1) portions of the Project site. Runoff from this watershed will be conveyed to a basin located along the north edge of the Project site, just west Street C1. In order to reduce the size of this basin, the future parking lots under the power line easements will be designed to accommodate an average of three inches of storage above the pavement during the design storm.
- **Watershed B (87 acres):** This watershed consists of the retail commercial area located at the center of the Project site (B1) and Big League Dreams (B2). Runoff from this watershed will be stored in the proposed lake. The water elevation in the lake will be established to maintain approximately 24-inches freeboard that will serve as the storage area for peak runoff. Additionally, the Big League Dreams Parking lot will retain runoff during a peak storm to an average depth of 4 inches. Storage in the Lake will be pumped into the FCOC via a pump station and force main.
- **Watershed C (44 acres):** This watershed consists of PA-16 (C2) and the Southwest (C1) portion of the Project site. Runoff from this watershed will be conveyed to a triangular-shaped basin within the Southwest area. Additionally, the two large parking lots within PA-16 site will retain an average of six inches of storage above the pavement during the design storm.

The proposed storm drain system will include water quality features designed in conformance with the standards of the Regional Water Quality Control Board for the Central Valley Region, the City of Manteca, and SSJID. Storm water regulations for construction projects using Best Management Practices will be incorporated into the design. Discharge flow rates from each detention facility into the FCOC will be in conformance with the requirements of the City of Manteca and the SSJID. Figure 2-11 depicts both the proposed storm drainage components described above.

### **Telephone Service**

Telephone service will be provided to the FEZ by Verizon Communications. Verizon currently owns and operates a telephone service network throughout the City of Manteca and will augment its existing facilities in the project vicinity and extend service into the Project site as necessary to serve the FEZ.

### **Electric Service**

Electricity will be provided to the FEZ by Pacific Gas and Electric (PG&E). PG&E currently owns and operates an electric service network throughout the City of Manteca. It is anticipated that PG&E will augment its existing electric service facilities in the vicinity and extend service into the Project site in order to serve the FEZ.

### **Natural Gas**

Natural gas will be provided to the FEZ by PG&E. PG&E currently owns and operates a natural gas service network throughout the City of Manteca. It is anticipated that PG&E will augment its

## PROJECT DESCRIPTION

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existing natural gas facilities in the vicinity and extend service into the Project site in order to the serve the FEZ.

### **Cable Television**

Cable television will be provided to the FEZ by Comcast. Comcast currently owns and operates a cable television network throughout the City of Manteca. It is anticipated that Comcast will augment its existing cable television facilities in the vicinity and extend service into the Project site in order to serve the FEZ.

### **Supporting Public Service Facilities - Public Safety/Police and Fire Services**

The City of Manteca Police Department is the local law enforcement entity that would serve the FEZ. The Manteca Police Department currently operates on a four or five beat system.

Fire service is provided from any/all fire stations within the city, and is supplemented by mutual aid agreements with neighboring fire protection districts. Service to the Project site would be enhanced and increased at the discretion of the City of Manteca, based upon calls for service trends and special events.

## LANDSCAPE AND OPEN SPACE

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### **Landscape Vision**

The Landscape Vision is inclusive of sport fields, parkways, bike lanes, lake, pedestrian-oriented open space, coordinated street tree network, entry features, signage, and buffer landscape spaces. The Master Plan includes Landscape Design Guidelines and Standards that cover the following topics:

- Entry Features
- Streetscape Landscape Features
- Pedestrian-Oriented Public Open Space
- Fencing
- Street Lighting
- Site Furniture
- Landscape and Irrigation System

## ADMINISTRATION AND IMPLEMENTATION

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### **Implementation of the Plan**

The Family Entertainment Zone (FEZ) Master Plan is the mechanism to ensure that all future development within the Project site is consistent with the City of Manteca General Plan. The Master Plan will serve as a tool for the City of Manteca to implement the development of the Project site. Every effort has been made with the Master Plan to provide policies and regulations that are specific to the Project site.

If any situation arises in the implementation of the Master Plan that is not addressed by specific development regulations or guidelines or if an issue, condition, or situation arises that is not clearly addressed in the Master Plan, the Community Development Director (“Director”) shall provide an interpretation based on such City codes, goals, policies, plans and requirements as most closely related to the subject matter of the issue or situation to be interpreted.

In some cases the Master Plan standards may conflict with or be more restrictive than the City’s Zoning Ordinance. In these circumstances, the Master Plan standards and guidelines prevail. For any matters not specifically addressed by the Master Plan, the Manteca Municipal Code shall apply and shall be interpreted in a manner that is consistent with the goals and objectives of the Master Plan.

Subsequent to adoption of the Master Plan, individual project applications will be reviewed to determine consistency with the Master Plan, the FEZ Environmental Impact Report (EIR), and any other applicable City of Manteca regulatory documents. All future applications including but not limited to Site Plans, Tentative Subdivision Maps, and Use Permits within the Project site will be subject to the requirements of the Master Plan and EIR.

Development applications will be submitted to the City of Manteca Community Development Department and subject to the Fee Schedule adopted by City Council. The Community Development Department will conduct an initial review of the application for completeness and consistency with the adopted Master Plan, the FEZ EIR as well as other ordinances and standards. The Community Development Director may require additional studies and/or analyses that may include, but are not limited to: traffic and infrastructure studies.

The Community Development Director, acting upon any application that is determined to be complete shall (1) approve the application, (2) approve the application with conditions or modifications, (3) deny the application, or (4) refer the application to the Planning Commission. The Community Development Director or Planning Commission determination for approval shall be based on the finding that the project application is consistent with the Master Plan.

If the City determines that an Amendment to the Master Plan is warranted, an Amendment to the Master Plan may be requested. The request must provide adequate justification.

### **Master Plan Phasing**

Development of the FEZ will depend on market conditions and demand for infrastructure. A conceptual phasing scenario was put together to illustrate potential phasing of the project; however, the conceptual phasing scenario is not intended to restrict development of later phases just because a phase has not built out. The real-world phasing will be based on market. The following is a description of a conceptual phasing scenario for the FEZ:

#### ***Phase 1:***

It is preliminarily envisioned that Phase 1 development will include:

- A 500 room hotel including 30,000 square feet of conference/meeting/exhibition facility with 37,500 square feet of restaurant (food and beverage) space, community space,

## PROJECT DESCRIPTION

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general retail, party rooms and related game rooms. Also will include a 75,000 square foot indoor multi-level waterpark.

- Partial construction of Buffer road and landscape along the northern edge of the overall property, north of Planning Areas 12 and 15.
- Main Vehicular Entrance: The FEZ will have its main vehicular entrance on Daniels Street, located at a point directly north of the northwest corner of the Stadium Shopping Center.
- The extension of Wawona Street in a westerly direction, along the north side of the existing BLD complex, connecting to the FEZ loop road in a southwesterly direction, providing a view into the lake at the center of PA-5.
- The service entrance to the northwest corner of the Stadium Shopping Center will be reconfigured to provide navigable truck turning movements into the rear of that parcel.
- PA-1: The development of the 11.8 acre PA-1 with new multi-purpose turf playfields. The plan has been conceptualized such that three International Soccer Fields and two U-12 size fields would be provided, along with one U-8 size field at the northeast corner of the parcel. Alternately, the International Soccer Fields could be divided into two U-12 youth soccer fields, yielding a total of eight U-12 playfields, with the one U-8 size field. In addition, minor facilities for rest rooms, maintenance, storage and administrative offices may be provided in the parcel. PA-1 would be provided vehicular access by the extension of Milo Candini Road.
- PA-15: Parking for the playfields would be offered through the build-out of a parking lot in PA-15, a 3.1-acre area, located in the PG&E right-of-way.
- PA-2, a 7.6-acre parcel lying to the west of PA-1, would provide additional multi-purpose playfields: Two U-12 and two U-13 sized youth soccer fields.
- PA-14: A portion of the PA-14 parking lot would be constructed at this time, to serve parking needs of players and guests.
- PA-1a and PA-1b: The construction of two new ball fields to the west of the existing Big League Dreams complex.
- The initial extension of Daniels Street, in a westerly direction. Daniels Street will extend from its current terminus at the southeast corner of the property, in a westerly direction, providing access to the proposed hotel and conference center site to the south, and to the Retail, Dining and Entertainment District of the FEZ to the north (PA-4 and PA-5).
- Storm water management systems south of Daniels Street (PA-6).
- The Daniels Street right-of-way will be extended in a westerly/northwesterly direction, ending at a "T" intersection with a new planned road that runs from the north and bends to the west, dying into McKinley Avenue, at the western edge of the Project site. It is anticipated that utilities will be taken underground within this right-of-way.
- A comprehensive Sign Program for PA-16. The comprehensive Sign Program for PA-16 shall address: Pylon Signs, Building Signs, Directories, Monuments, Misc. Signage, and LED Signs. An LED sign, which is specifically proposed in this phase for the hotel facility, includes a conditional use permit application in accordance with City requirements.

### ***Phase 2:***

- PA-3 includes the following:
  - The FEZ entry archway that spans across Daniels Street, under which vehicles will drive to access the FEZ.
  - Food and beverage enterprises that frame an east-west walkway. The walkway will be aligned on axis with the existing Big League Dreams complex, extending in a westerly direction, toward the center of the FEZ. This serves as a vital connection between the existing sports facilities and the FEZ. Buildings are expected to be one to two stories tall.
  - Additional restaurants at the northeast corner of Daniels Street and a new loop road that will wrap around the core of the FEZ.
  - Shared surface parking that may serve retail/restaurants in PA-3 and the two new BLD ball fields (PA-1a and PA-1b, included in Phase 1 description above).

### ***Phase 3:***

- PA-4, including the following:
  - “Main Street Retail” framing a pedestrian plaza and walkway that runs in a north-south direction, providing a visual and pedestrian connection to PA-16 that lies to the south, and to the lake and the center of PA-5 that lies at the north.
  - A small loop road that wraps around PA-4, and includes diagonal parking on both sides of the street. It further provides a drop-off lane that provides direct pedestrian access to the promenade around the lake and the retail village.
- PA-5, including the following:
  - Initial partial build out of the Dining, Retail and Entertainment Village. Leasable space is envisioned to include stores, small shops, cafes, restaurants, and bistros.
  - A man-made lake, surrounded by a hardscape promenade with railing.
  - The FEZ loop road will frame PA-5 like a “horseshoe” on its east, north, and west sides.

### ***Future Phases:***

- PA-6 occupies the southwestern most parcel, abutting residential lots to its west, and vacant land to its south. This parcel is intended to serve as expansion for the family entertainment offerings.
- PA-6A occupies the southwest corner of the street connection to McKinley Avenue. It is envisioned that a tourism and visitor center would be provided along with a potential relocation site for the Manteca Convention and Visitors Bureau, as well as a small bus terminal and temporary bus parking for tours connecting to Yosemite and the Sierras.
- PA-7 flanks Daniels Street, to its northeast. It also flanks the FEZ loop road, to its west.
- PA-8 incorporates an Indoor All-season Sports and Exhibition Center, and will be located to the north of the FEZ loop road, between PA-2 and 7. It is bordered by the PG&E power line right-of-way to its north.
- PA-9 is also bordered by the PG&E power line right-of-way to its north. It abuts McKinley Avenue to its west, and is slated for FEZ expansion.
- PA-10 is a continuation of FEZ expansion, and it’s situated to the north of PA-9, to the north of the PG&E power line right-of-way.



## PROJECT DESCRIPTION

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- PA-11 is situated on a northwest axis from the heart of the FEZ, the lake, and is situated in the far northwest corner of the Project site, to the north of the PG&E power line right-of-way.
- PA-12 is also located to the north of the PG&E power line right-of-way. It spans the majority of the northern boundary of the Project site, abutting a boundary road with a set-aside landscape buffer, and then the WQCF to the north. This area is envisioned to serve as an outdoor sports zone.
- PA-13, PA-14, and PA-15 comprise the PG&E right-of-way that stretches diagonally across the Project site in a west/southwest- east/northeast direction. These planning areas are reserved strictly for shared parking for the entire FEZ project. Setbacks will be established to protect the PG&E towers.

### ***Build Out and Phasing:***

Construction will have several phases, depending on market conditions and the availability of financing. It is currently anticipated that the timeframe for the construction is 8-12 years. Infrastructure extensions will be made, as needed, to service the constructed portions of the Project site.

### **Master Plan Compliance and Enforcement**

The Community Development Director is responsible for enforcing the provisions of the Master Plan. The regulatory elements of the Master Plan are enforceable pursuant to the enforcement requirements of the Manteca Municipal Code.

### ***The Family Entertainment Zone (FEZ) Design Review***

To ensure quality and continuity of the Master Plan, the FEZ master developer will, through private agreement, review and approve all development applications prior to submittal to the City of Manteca submittal and review. A letter confirming the review and approval of the submittal by the FEZ Design Review shall accompany FEZ project applications to the City.

### ***Landscape Maintenance***

The public landscape components of the FEZ are critical elements of the community vision and feel. The maintenance of all common outdoor recreation space and public open space, as well as landscape easements will be funded through an Association established by the FEZ master developer and/or the City of Manteca. The establishment and preservation of a long term, viable maintenance plan is a key component for the FEZ; therefore, the City will maintain the right to assume landscape maintenance responsibilities in the case of neglect or default by, or at the request of, the FEZ Association. If the City assumes the maintenance responsibility, the property owners shall be responsible for all costs associated with said maintenance. Funding shall be provided by the property owners through the establishment of a Community Facilities District or other financing mechanism and shall include funds for administration along with replacement costs. The final method of maintenance financing mechanism shall be approved by City of Manteca.

Formation of one or more Community Facilities Districts (CFD) is also anticipated for the FEZ. The objective in forming CFDs is to provide financing for public improvements associated with the Project, which may supplement funds available from former redevelopment bond proceeds.

### PROJECT ENTITLEMENTS

The project consists of the following components:

- 1) Approve the FEZ Master Plan.
- 2) Rezone of all parcels, APN's 241-31-53, 241-31-44, 241-31-18, 241-31-32 and portions of APN 241-31-16, 241-30-48, 241-31-48, 241-30-62 and 241-30-61 (Figure 2-5) from Public/Quasi Public (PQP) to Master Plan (MP).
- 3) Large Lot Tentative Parcel Map, to promote the various phases of development the 210.7 acre site will be subdivided into large lots available for individual development. The large lot map will include approximately 19 parcels, which will roughly resemble the layout of the Planning Areas.
- 4) Site Plan Review for Phase 1 of the project.
- 5) Conditional Use Permit for the LED sign associated with the Hotel facility.

### USES OF THE EIR AND REQUIRED AGENCY APPROVALS

The City of Manteca will be the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15050.

This EIR will be used by the City of Manteca to take the following actions:

- Certification of the EIR
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of the Master Plan.
- Approval of a Rezone of all parcels from Public/Quasi Public (PQP) to Master Plan (MP).
- Approval of a Large Lot Tentative Parcel Map.
- Site Plan Review for Phase 1 of the project.
- Approval of the Conditional Use Permit for the LED sign associated with the Hotel facility.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- California Department of Fish and Game - Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;

## PROJECT DESCRIPTION

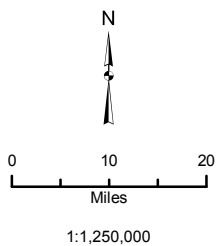
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- California Department of Transportation (Caltrans) – Encroachment permits if any infrastructure boring is necessary under SR 120 or in association with the SSJID’s French Camp Outlet Canal undergrounding.
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act,
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act;
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Water quality certification pursuant to Section 401 of the Clean Water Act.
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits pursuant to SJVAPCD rules and regulations.
- SJCOG, Inc. (SJCOG) – Issuance of incidental take under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).
- South San Joaquin Irrigation District (SSJID) – Approval to underground French Camp Outlet Canal.
- United States Army Corps. Of Engineers – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act;



**MANTECA FAMILY ENTERTAINMENT ZONE**

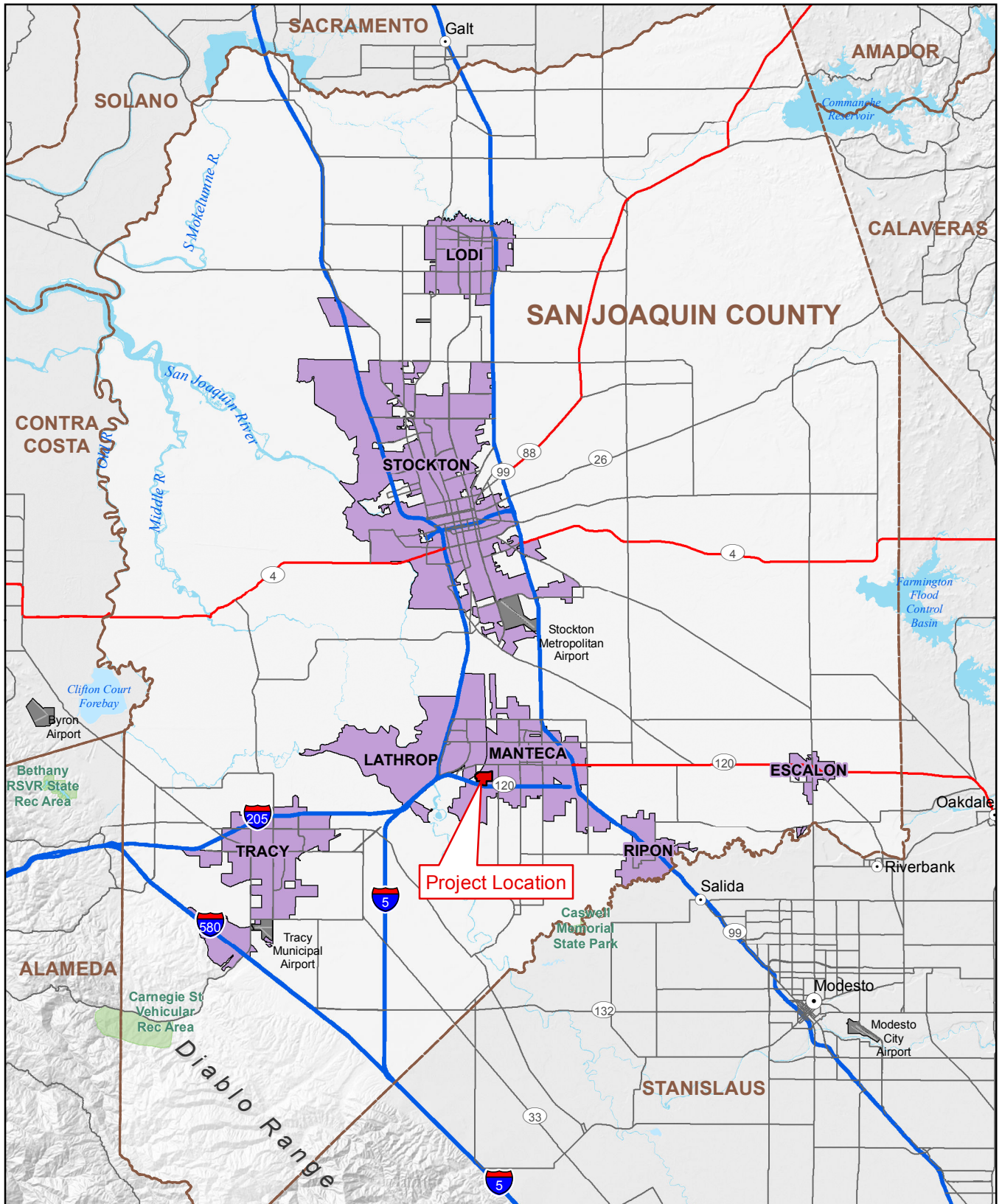
Figure 2-1: Regional Location



Data source: California Spatial Information Library Map date: June 11, 2014.

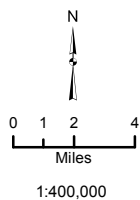
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**MANTECA FAMILY ENTERTAINMENT ZONE**

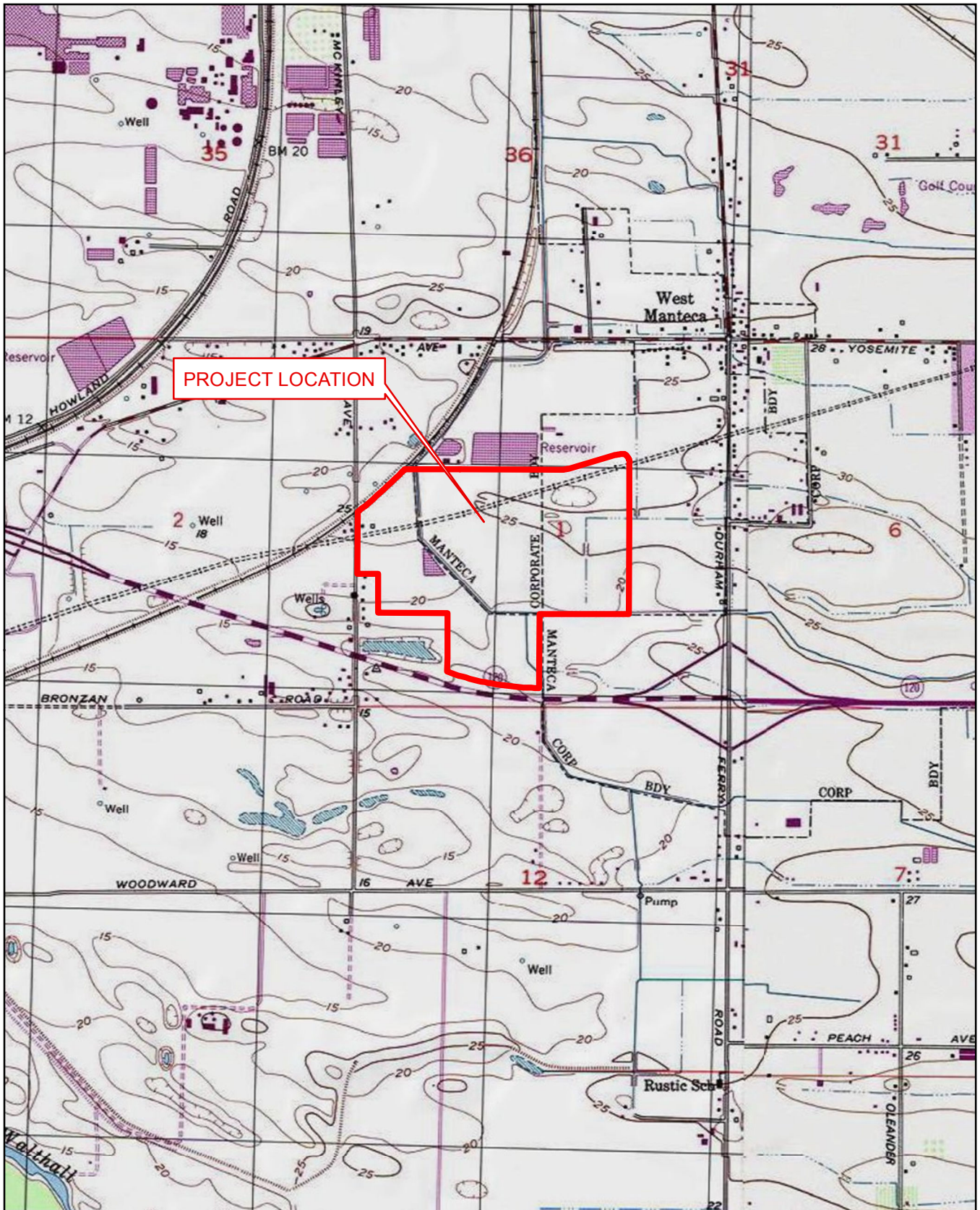
Figure 2-2: Project Vicinity



Data sources: California Spatial Information Library, ESRI StreetMap North America, San Joaquin County GIS. Map date: November 5, 2014.

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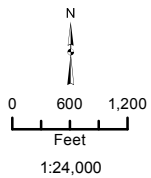




PROJECT LOCATION

**MANTECA FAMILY ENTERTAINMENT ZONE**

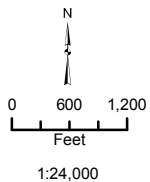
Figure 2-3: USGS Topographic Map



Data sources: ArcGIS Online USA Topo Maps. Map date: November 5, 2014.



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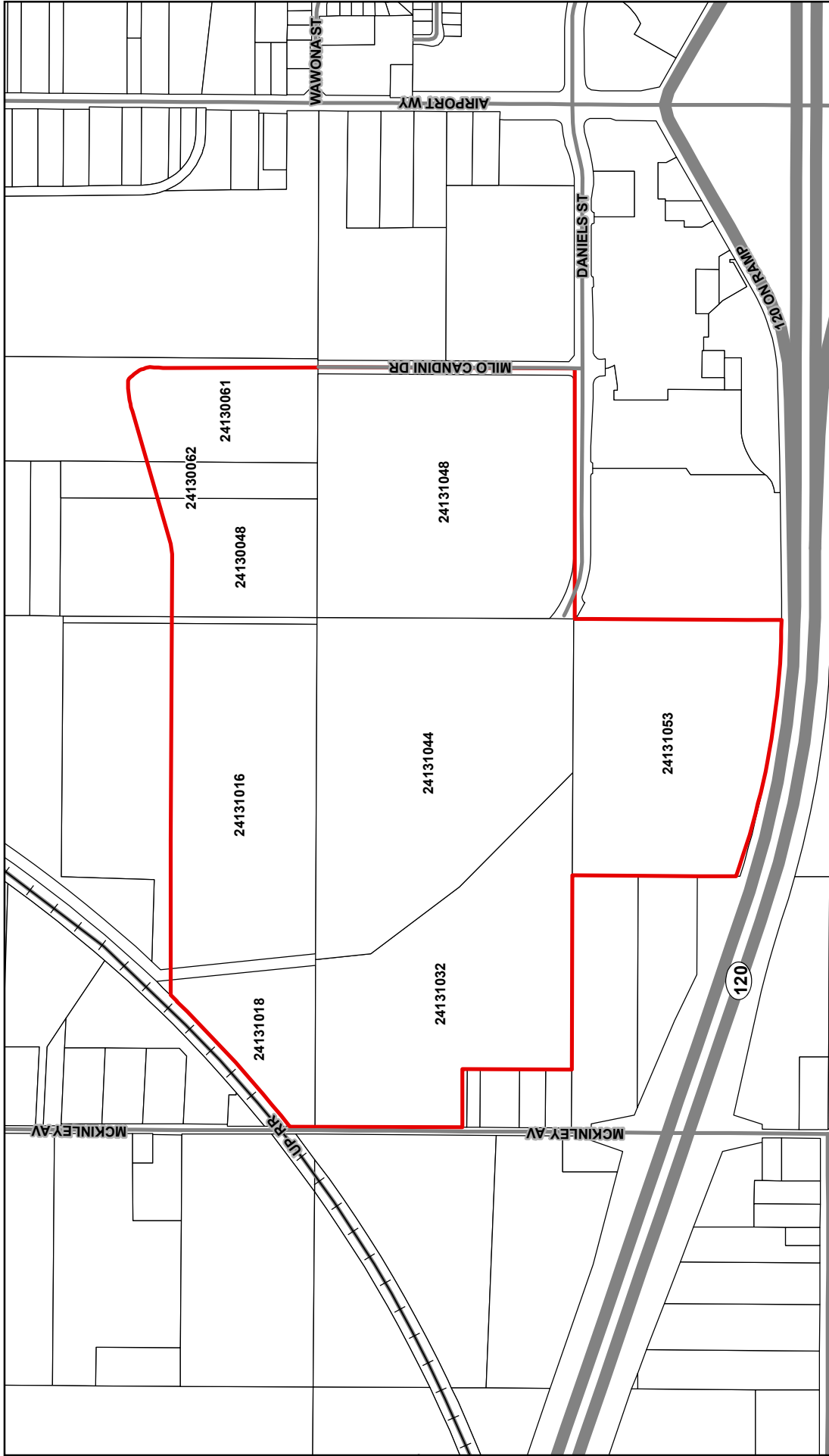


**MANTECA FAMILY ENTERTAINMENT ZONE**

Figure 2-4: Aerial Photo

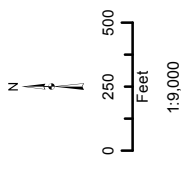
Data sources: ArcGIS Online Basemap Imagery with Transportation. Map date: November 5, 2014.

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**MANTECA FAMILY ENTERTAINMENT ZONE**  
 Figure 2-5: Assessor's Parcel Map

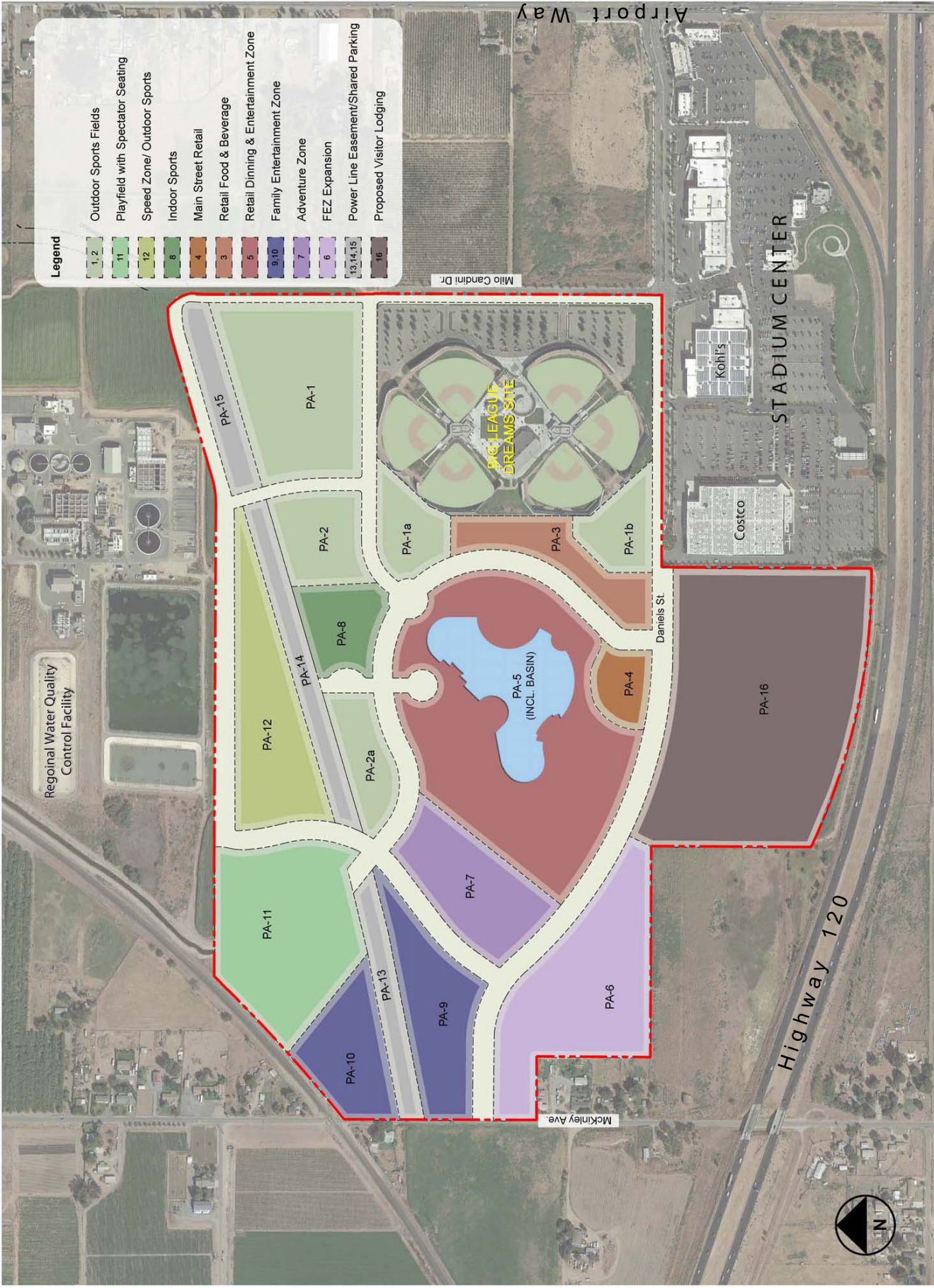
De Novo Planning Group  
 A Land Use Planning, Design, and Environmental Firm



Data sources: San Joaquin County GIS. Map date: November 5, 2014.

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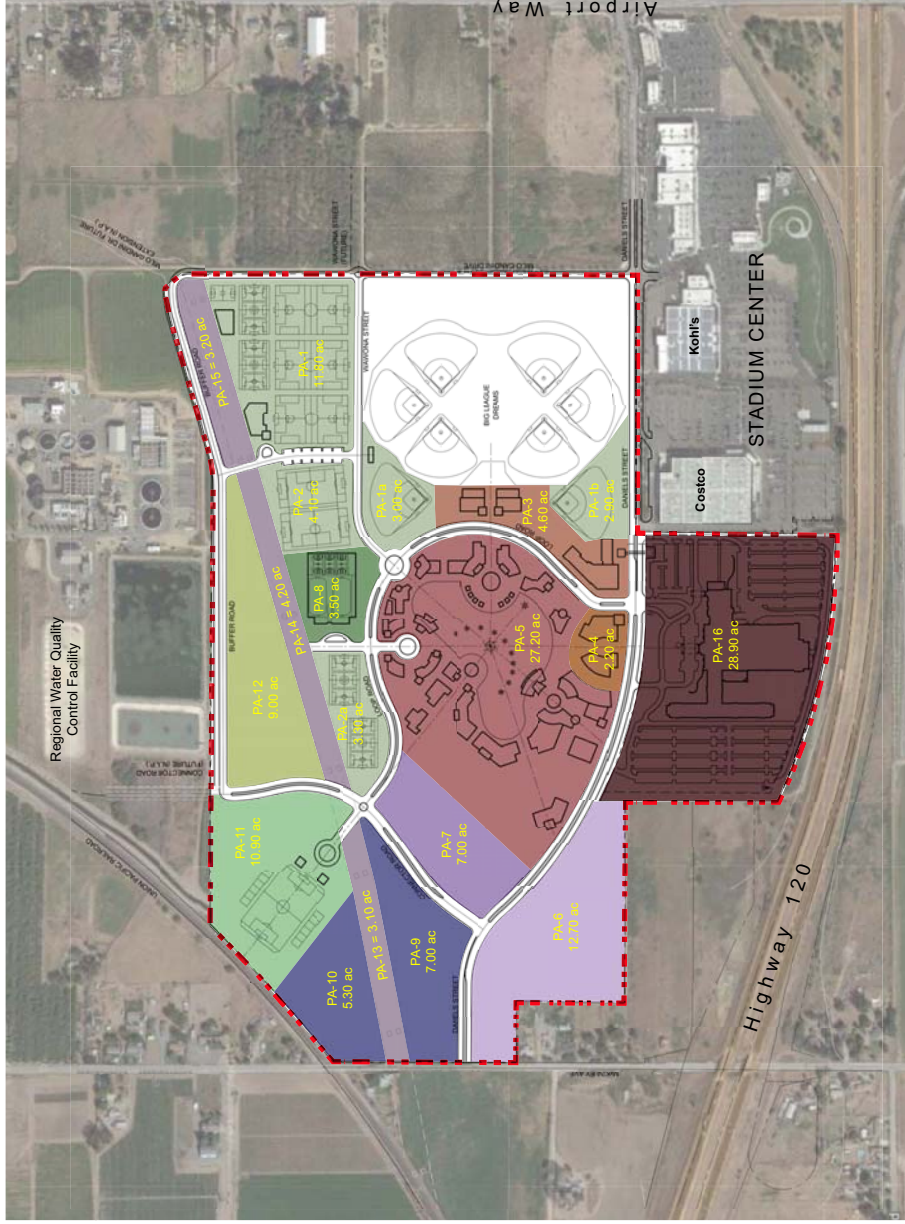




MANTECA FAMILY ENTERTAINMENT ZONE  
 Figure 2-6: Conceptual Plan

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FEZ PLANNING AREA PROJECT BUILD-OUT & SUMMARY TABLE			
Planning Area	Projected Land use	Gross Land Area (acre)	Building SF
PA-1	Outdoor Sports Fields	11.80	13,068
PA-1a	New Baseball/Softball Field	3.00	1,742
PA-1b	New Baseball/Softball Field	2.90	0
PA-2	Outdoor Sports Fields	4.10	0
PA-2a	Outdoor Sports Fields	3.30	0
PA-3	Retail, Food & Beverage	4.60	59,711
PA-4	Main Street Retail	2.20	32,884
PA-5	Retail, Dining and Entertainment	27.20	267,405
PA-6	Future FEZ Expansion	12.70	20,745
PA-7	Adventure Zone	7.00	11,435
PA-8	Indoors Sports	3.50	77,537
PA-9	Family Entertainment	7.00	17,424
PA-10	Family Entertainment	5.30	18,295
PA-11	Stadium	10.90	18,731
PA-12	Speed Zone/Outdoor Sports	9.00	17,424
PA-13	Parking	3.10	N.A.
PA-14	Parking	4.20	N.A.
PA-15	Parking	3.20	N.A.
PA-16	Hotel, Conference Center & Indoor Water Park	28.90	515,000
FEZ Planning Area Totals		153.90	1,071,401
Existing Big League Dreams Site		28.50	Existing
Roads / R.O.W.		28.30	
<b>Totals</b>		<b>210.70</b>	<b>1,071,401</b>

MANTECA FAMILY ENTERTAINMENT ZONE  
 Figure 2-7: Planning Areas Calculations



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MANTECA FAMILY ENTERTAINMENT ZONE

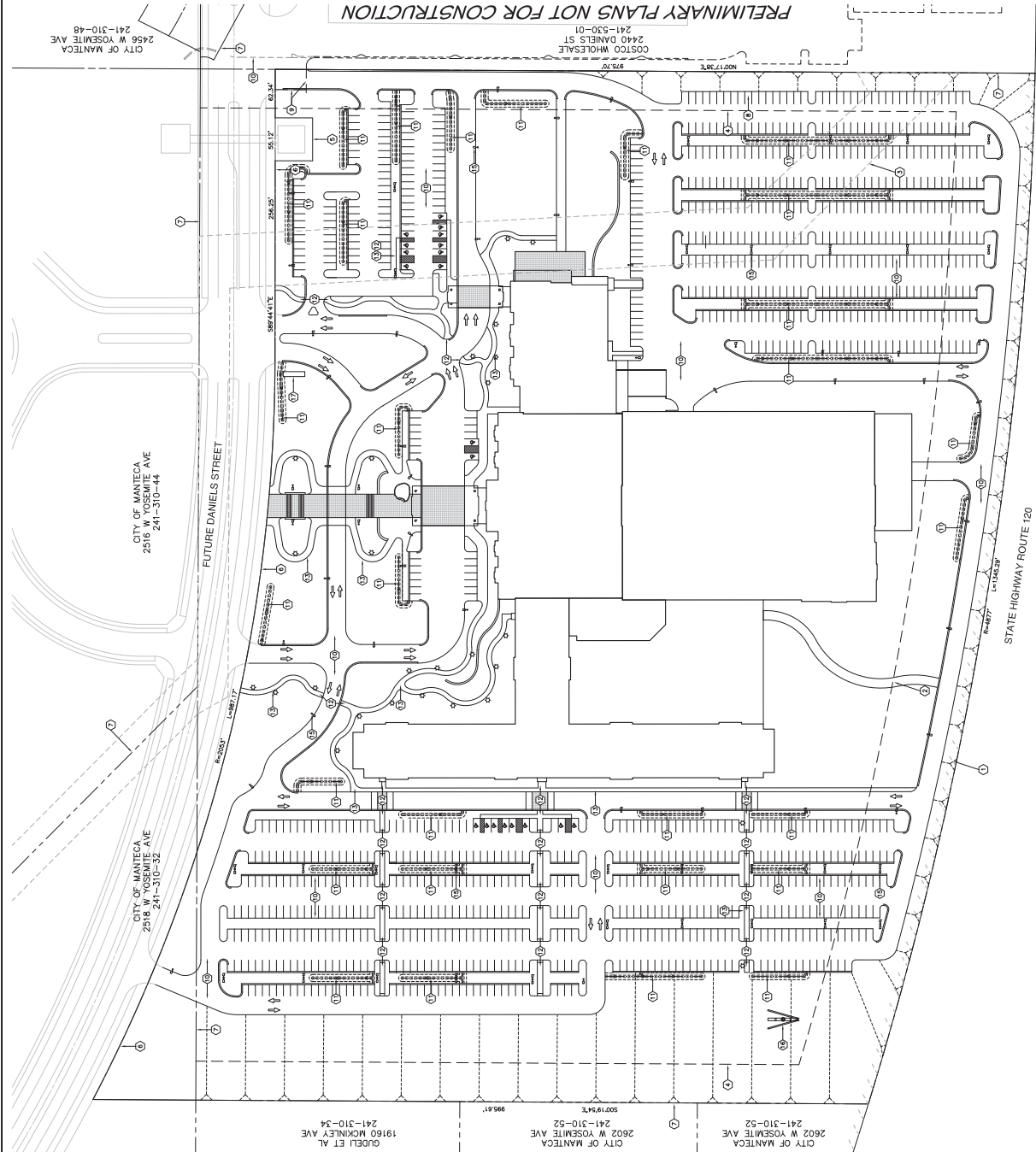
Figure 2-8: Great Wolf Lodge Resort Site Plan

**SITE PLAN INFO:**

APN: 241-310-53  
 PARCEL SIZE: 1,326,686 S.F., 30.33 AC.  
 ZONING: POP (PUBLIC/QUASIPUBLIC)  
 SITE AREA: 1,262,349 S.F., 28.98 ACRES  
 PROJECT AREA: 1,262,349 S.F., 28.98 ACRES (100%)  
 PROPOSED BUILDING SPACE: 202,995 S.F. (16.0%)  
 PROPOSED LANDSCAPE AREA: 545,408 S.F. (43.1%)  
 PROPOSED PAVED AREA: 516,546 S.F. (40.9%)  
 20 HANDICAP ACCESSIBLE STALLS  
 1,063 VEHICLE PARKING STALLS  
 4 EXTERIOR DOCKS  
 1 DRIVE-IN DOORS  
 4 TRAILER POSITIONS

**CONSTRUCTION NOTES:**

- ① RESTRICTED ACCESS
- ② 10' SETBACK
- ③ EXISTING VARIABLE WIDTH SSJID EASEMENT
- ④ 50' UTILITY CORRIDOR
- ⑤ FEZ MONUMENT SIGN PARCEL
- ⑥ FUTURE DANIELS STREET RIGHT-OF-WAY
- ⑦ EXISTING PROPERTY LINE
- ⑧ PROPOSED 30' SSJID EASEMENT
- ⑨ 26' WIDE ACCESS EASEMENT
- ⑩ NEW ASPHALT CONCRETE PAVEMENT
- ⑪ NEW GRASSY SWALE
- ⑫ NEW ADA COMPLIANT ACCESSIBLE RAMP
- ⑬ NEW P.C.C. SIDEWALK
- ⑭ EXISTING CURB REMOVAL
- ⑮ NEW PARKING LOT LIGHTING
- ⑯ PYLON SIGN
- ⑰ ENTRY SIGN

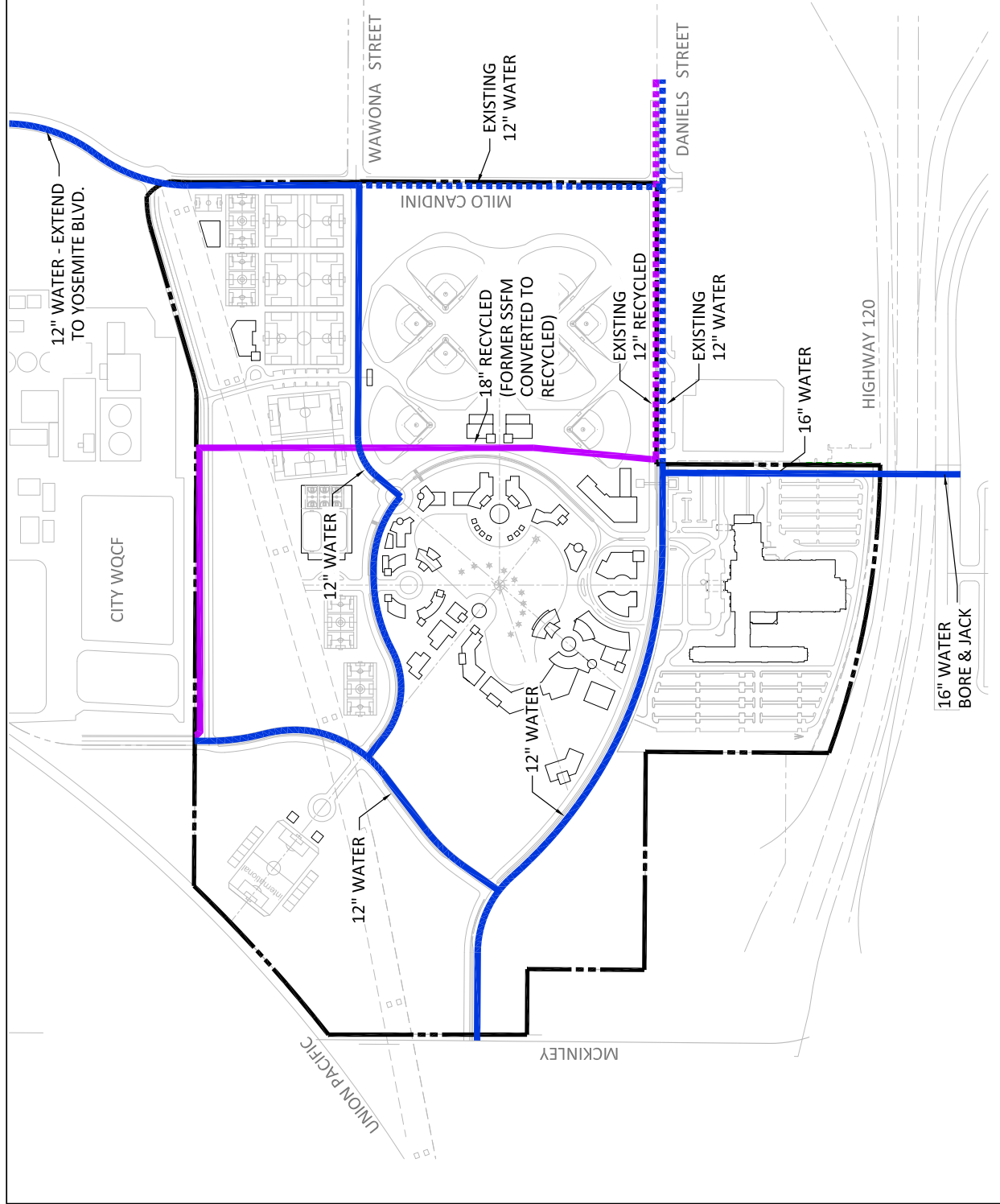


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MANTECA FAMILY ENTERTAINMENT ZONE

Figure 2-9: Water System Exhibit

- Proposed Water
- Existing Water
- Proposed Recycled Water
- Existing Recycled Water

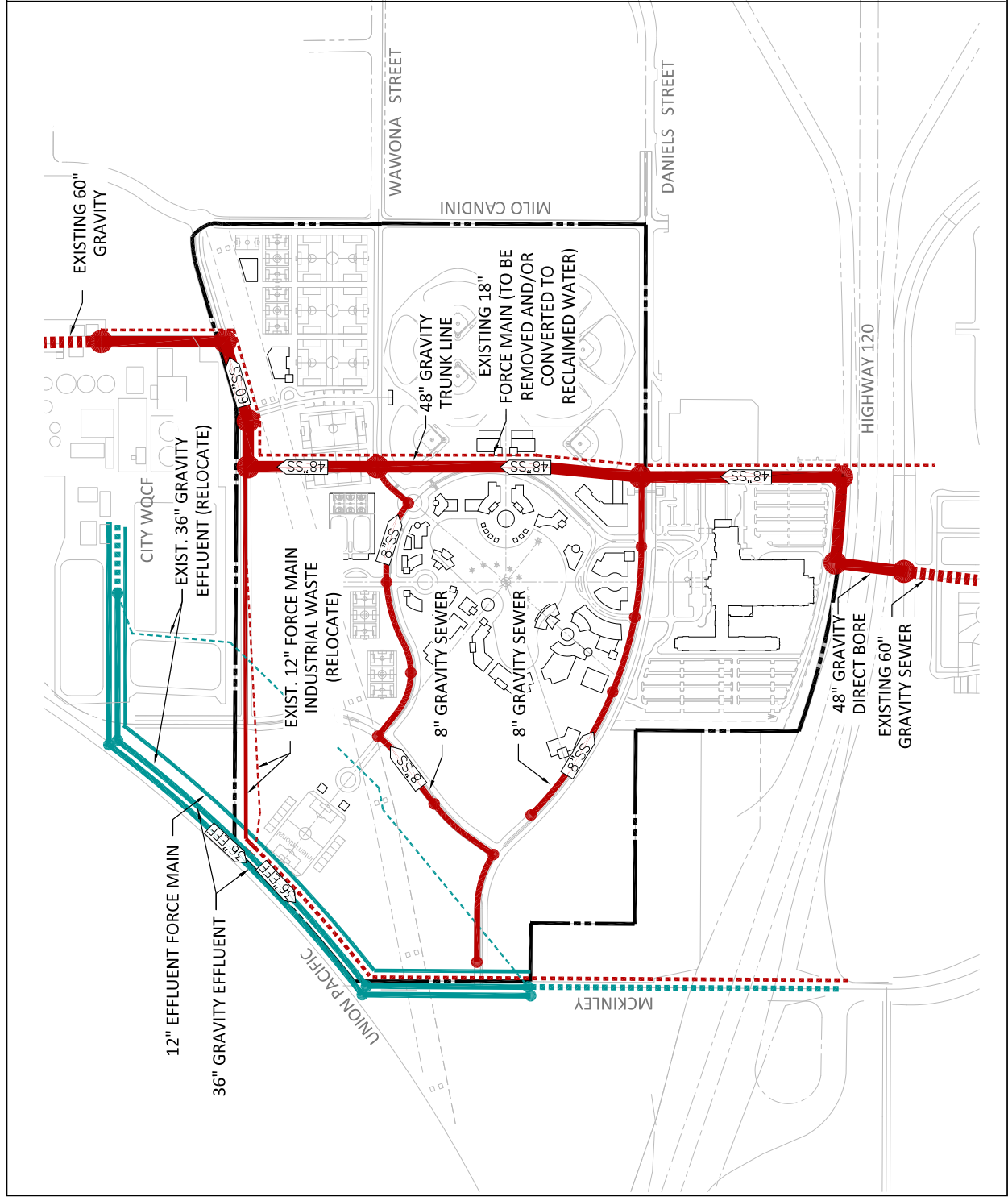


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MANTECA FAMILY ENTERTAINMENT ZONE

Figure 2-10: Sanitary Sewer Exhibit

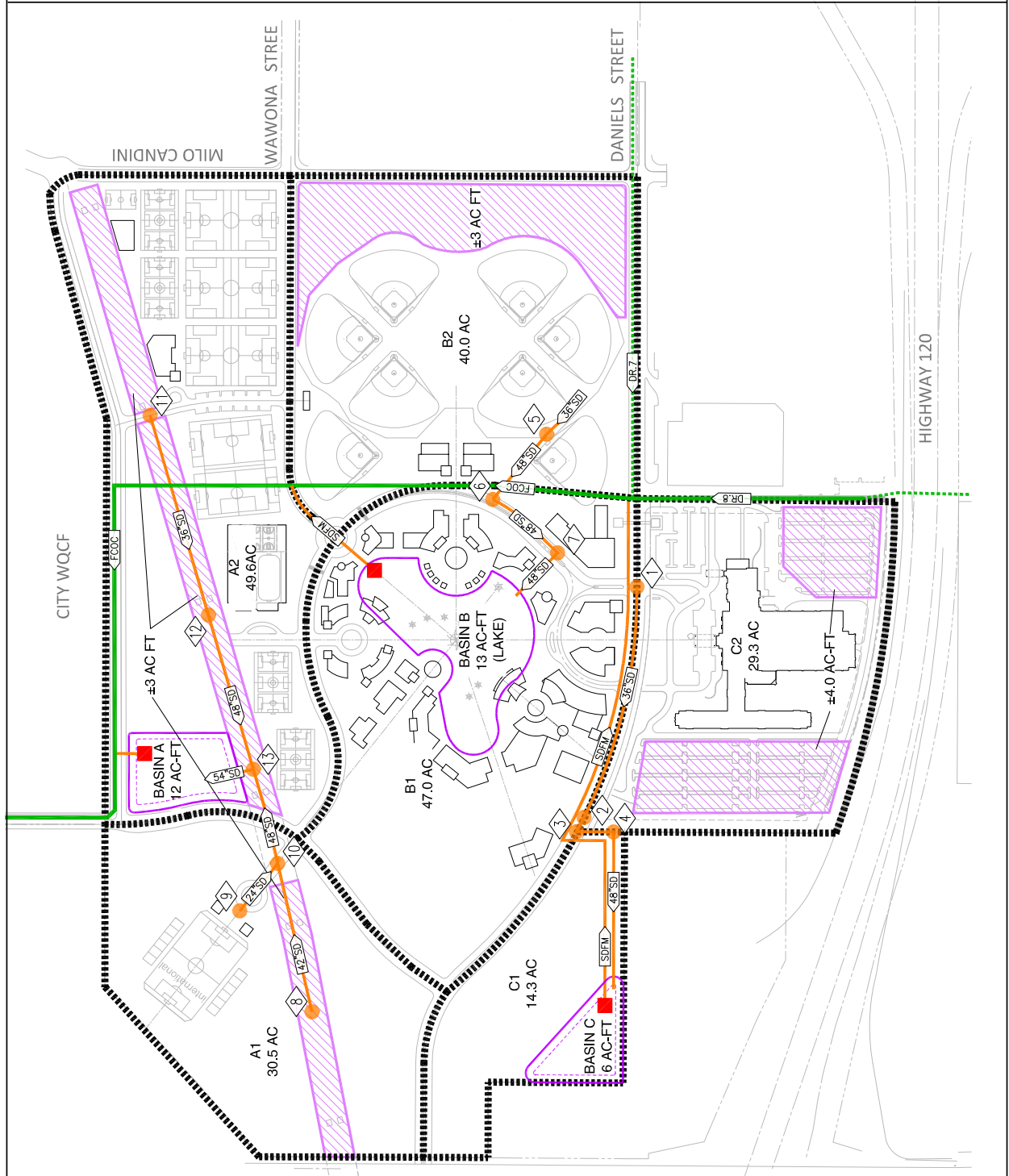
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED EFFLUENT
- EXISTING EFFLUENT
- MANHOLE OR CONTROL STRUCTURE



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Figure 2-11: Storm Drain Exhibit

- SHED AREAS
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN BASIN
- PROPOSED STORM DRAIN STORAGE AREAS
- PROPOSED IRRIGATION
- EXISTING IRRIGATION
- MANHOLE
- STORM DRAIN PUMP





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