



## City of Manteca

### Notice of Preparation

### The Trails of Manteca Project

**Date:** Thursday, July 15, 2010

**To:** Public Agencies and Interested Parties

**From:** Erika Durrer, Senior Planner

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for The Trails of Manteca Project

The City of Manteca will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of The Trails of Manteca Project are described in the attached materials. The City of Manteca is soliciting comments regarding the scope and content of the environmental information, which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **5:00 p.m., Friday, August 13, 2010**. We will need the name of a contact person in your agency.

Erika Durrer, Senior Planner  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95337  
Phone: (209) 456-8522  
Fax: (209) 923-8949  
Email: [edurrer@ci.manteca.ca.us](mailto:edurrer@ci.manteca.ca.us)

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## THE TRAILS OF MANTECA PROJECT

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### 1.1 - Project Location

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The project site is located in the City of Manteca, San Joaquin County, California; refer to Exhibit 1. The project site consists of five parcels totaling 477 acres, bounded by E. Woodward Road (north), S. Woodward Avenue (west), vacant land to the east and the south; refer to Exhibit 2. The project site is located on the Lathrop, California, United States Geologic Survey 7.5-minute quadrangle, Township 2 South, Range 7 East, Unsectioned (Latitude: 37°46'05" North; 121°16'40" West).

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### 1.2 - Existing Conditions

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#### 1.2.1 - Land Use

The 477-acre project site contains agricultural land used for row crops and almond orchards. The site contains several structures, including an old barn, a mobile home and related buildings, which are located approximately 300 feet west of the eastern project boundary. A dry levee bisects the property. Approximately 300 acres lie north of the levee and the remaining 177 acres lie south of the levee. A mobile home park is located west of the project site.

The project site is designated as containing "Important Farmland" by the Farmland Mapping and Monitoring Program. The site is encumbered by an active Williamson Act contract. The property owner has filed a Notice of Non-Renewal to begin the process of canceling the contract.

#### 1.2.2 - Land Use Designations

The City of Manteca General Plan designates the project site as "Urban Reserve-Low density Residential" and "Urban Reserve- Very Low density Residential." The Manteca Zoning Ordinance designates the project site "Planned Employment Center (PEC)."

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### 1.3 - Project Description

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The proposed The Trails of Manteca project will include a residential development with various densities in order to facilitate a variety of housing products including 1,178 single-family residences, 192 townhomes/garden apartments, and 280 apartments. The project would incorporate a trail system throughout the site of over 12 miles that will eventually connect to the trail system proposed by the City. The proposed project also includes over 75 acres of linear parks and a clubhouse to be utilized by the residents. Table 1 summarizes the project characteristics. The project site plan is shown in Exhibit 3.

**Table 1: Development Summary**

Land Use	Number of Units	Acreage	Dwelling Units / Acre
Single-Family Residential	1,178	181	8.1-15
Townhomes / Garden Apartments	192	8	15.1-25
Apartments	280	14.3	15.1-25
Parks	—	75	—
<b>Total</b>	<b>1,651</b>	<b>278</b>	—

A General Plan Amendment is proposed to change the land use designation from Very Low Density Residential, Low Density Residential, Urban Reserve, and Open Space to Low Density Residential, High Density Residential, and Open Space. To establish consistency with the General Plan rezoning of parcels from the Planned Employment Center (PEC) to Planned Development (PD) is also proposed.

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#### **1.4 - Required Approvals and Intended Uses**

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The proposed projects would require the following discretionary approvals and actions:

- General Plan Amendment
- Zone Change
- Planned Development Adoption
- Tentative Subdivision Map
- Development Agreement
- Williamson Act Contract Cancellation

In addition, various local, State, or federal approvals or permits may be necessary, pursuant to applicable laws and regulations.

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#### **1.5 - Environmental Review**

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##### **1.5.1 - Potential Environmental Effects**

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- Aesthetics, Light, and Glare
- Air Quality / Greenhouse Gases
- Cultural Resources
- Hazards and Hazardous Materials
- Land Use
- Population and Housing
- Transportation
- Agricultural Resources
- Biological Resources
- Geology, Soils, and Seismicity
- Hydrology and Water Quality
- Noise
- Public Services and Utilities (includes Recreation)

### **1.5.2 - Effects Found Not To Be Significant**

Because of site or project characteristics, the proposed projects would not have significant effects on the environmental issue areas listed below. These issues will be scoped out to the Effects Found Not To Be Significant section of the EIR.

#### **Mineral Resources**

The areas encompassed by the proposed projects do not contain any known mineral deposits or active mineral extraction operations. This condition precludes the possibility of the loss of important mineral resources as a result of the proposed projects.

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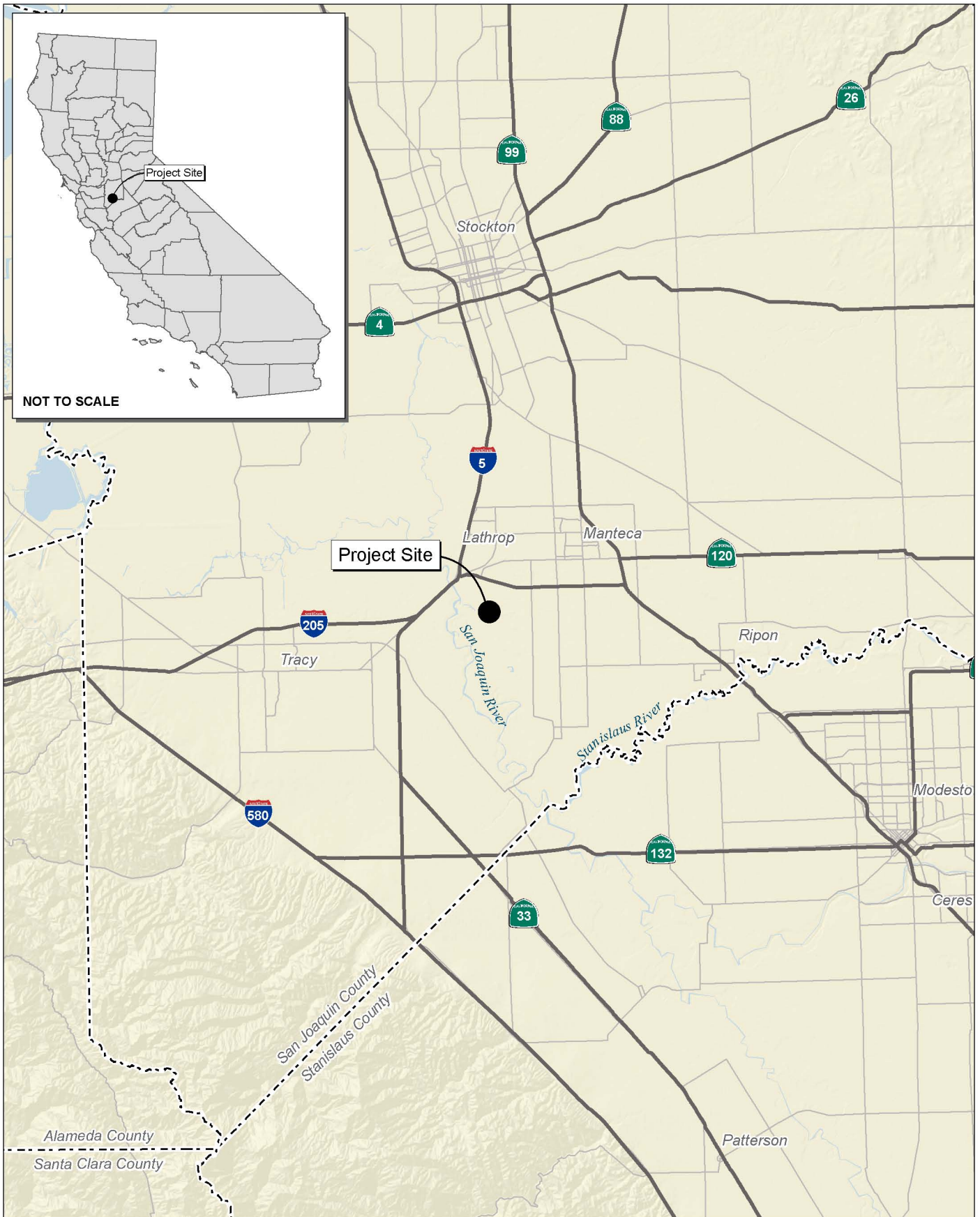
### **1.6 - Scoping Meeting**

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A public scoping meeting will be held at **7 p.m., Tuesday, August 10, 2010**, at the following location:

City of Manteca  
City Council Chambers  
1001 W. Center Street  
Manteca, CA 95337

At this meeting, agencies, organizations, and members of the public will be able to review the proposed projects and provide comments on the scope of the environmental review process. At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

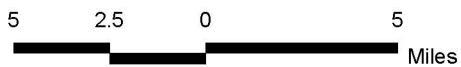


Source: Census 2000 Data, The CaSIL, MBA GIS 2010.



Michael Brandman Associates

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## Exhibit 1 Regional Location Map



Source: San Joaquin County NAIP, 2009. Dahlin Group Architecture Planning, July 2010.



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## Exhibit 2 Local Vicinity Map Aerial Base



FOR ILLUSTRATIVE PURPOSES ONLY -  
SUBJECT TO CHANGE

Conceptual site plan is provided for  
illustrative purposes only and is subject to change.

Source: Dahlin Group Architecture Planning, July 2010.

