



NOTICE OF PREPARATION

FOR THE

OAKWOOD LANDING – CERRI & DENALI SUBDIVISIONS

AUGUST 2016

Prepared for:

Manteca Community Development Department, Planning Division
1001 West Center Street
Manteca, CA 95337
(209) 456-8511

Prepared by:

De Novo Planning Group
1020 Suncoast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



NOTICE OF PREPARATION

FOR THE

OAKWOOD LANDING – CERRI & DENALI SUBDIVISIONS

AUGUST 2016

Prepared for:

Manteca Community Development Department, Planning Division
1001 West Center Street
Manteca, CA 95337
(209) 456-8511

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Date: August 18, 2016

Subject: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Oakwood Landing – Cerri & Denali Subdivisions

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
1001 West Center Street
Manteca, CA 95337
(209) 456-8516

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 Oakwood Landing – Cerri & Denali Subdivisions. 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.

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 PM, September 19, 2016.

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

Scoping Meeting: On September 14, 2016, 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 the Administration Conference Room at the Manteca City Hall from 1 PM to 2 PM.

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 1 PM and 2 PM. 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.

Project Title: Oakwood Landing – Cerri & Denali Subdivisions

1. Project Location

The Project site is located in the southwestern portion of the City of Manteca city limits. The Project site is immediately southeast of the intersection of Bronzan Road and McKinley Avenue. The Project site is bounded on the north by an existing dirt roadway between Bronzan Road and Atherton Drive, on the east by South McKinley Avenue and an existing residential subdivision, on the south by existing agricultural fields, and on the west by existing agricultural fields and the future Atherton Drive right-of-way. The Project site is located within Section 2 of Township 2 North, Range 7 East MDBM. The Project site is shown on the Manteca, California, 7.5-minute series quadrangle map. Figures 1 and 2 show the Project’s regional location and vicinity.

2. Project Setting

A. EXISTING SITE CONDITIONS

The Project site is made up of four assessor parcels (APNs), which are listed in Table 1, and are displayed on Figure 3. The total Project site acreage, 258.29 acres, includes four assessor parcels (255.11 acres) and portions of the Woodward Avenue and McKinley Avenue right-of-way (3.18 acres).

TABLE 1: PARCELS WITHIN THE PROJECT SITE

<i>APN / RIGHT OF WAY</i>	<i>ACREAGE</i>
241-26-012	11.59
241-32-020	81.38
241-26-004	74.30
241-32-061	83.09
Public Right-of-Way	3.18
Total	258.29

The Project site is relatively flat with natural gentle slope from north to south. The Project site topography ranges in elevation from approximately 20 to 30 feet above sea level. Figure 4 shows the U.S. Geological Survey (USGS) Topographic Map of the Project site.

The Project site has some existing improvements including an existing barn area with associated equipment, dirt and paved roadways, and irrigation ditches. The majority of the Project site is in active agricultural use. The barn structure is located in the central portion of the Project site. Additionally, Woodward Avenue traverses the center of the Project site from east to west, and

McKinley Avenue traverses the northern portion of the Project site from north to south. Figure 25 shows aerial imagery of the existing site uses within the Project site.

B. SURROUNDING LAND USES

Uses immediately adjacent to the east, south, and west of the Project site include agricultural and residential uses, including ranchettes and large estates lots. Other existing uses east of the northerly portion of the Project site include a single family residential subdivision west of South Airport Way. Existing and future residential subdivisions also exist to the west of the Project site. Other nearby uses includes rural residential uses north of the Project site and south of State Route (SR) 120.

C. EXISTING LAND USES AND ZONING

The Project site is currently located in the southwestern portion of the City of Manteca city limits.

Existing City of Manteca General Plan Land Use Designations

The Manteca General Plan 2023 designates the Project site as Urban Reserve Business Industrial Park (UR-BIP Floor Area Ratio [FAR] 1.0), Urban Reserve Very Low Density Residential (UR-VLDR less than 2.0 dwelling units per acre [du/ac]), Business Industrial Park (BIP FAR 1.0), Commercial Mixed Use (CMU 15.1 to 25 du/ac), General Commercial (GC FAR 0.6), and Open Space (OS). Figure 6 depicts the Manteca General Plan 2023 land use designations for the Project site and the surrounding areas. The General Plan contains the following standards to guide development for these land uses:

UR-BIP (Urban Reserve Business Industrial Park): Urban Reserve is applied to many properties around the perimeter of the City. In most instances, the Urban Reserve category overlies another land use category.

UR-VLDR (Urban Reserve Very Low Density Residential): Urban Reserve is applied to many properties around the perimeter of the City. In most instances, the Urban Reserve category overlies another land use category.

BIP (Business Industrial Park): The BIP designation is intended to provide sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Typical uses permitted within the Business Industrial Park land use include: administrative and general office, corporate or regional headquarters, research and development facilities, medical offices, professional services such as attorneys, accountants and insurance, and light industrial, including manufacturing and assembly.

CMU (Commercial Mixed Use): The CMU designation will accommodate a variety of purposes including high density residential, employment centers, retail commercial, and professional offices.

GC (General Commercial): The GC designation provides for wholesale, warehousing, and heavy commercial uses, highway oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor commercial, lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens.

OS (Open Space): The OS designation encompasses habitat, open space, natural areas, lands of special status species, wetlands and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas.

Existing City of Manteca Zoning Designations

The Manteca Zoning Ordinance designates the Project site for Business Industrial Park (BIP), General Commercial (CG), Commercial Mixed Use (CMU), Open Space (OS), and Undesignated (UND) uses. Below is a general description of City zoning within the Project site. The City zoning designations for the Project site and surrounding area are shown on Figure 7.

BIP Zone (Business Industrial Park): This designation creates large sites for office park environment that includes multi-tenant buildings. The BIP Zone will be well suited for research and development facilities and light industrial uses, as well as professional and medical offices. Warehouses will be permitted but limited in size. Specifically, this zone allows for research and development, small-scale manufacturing, business support service, and utility, transportation, communication, and public facility uses. The maximum FAR in the BIP Zone is 1.0 and the maximum building height is 35 feet.

CG Zone (General Commercial): This category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The CG Zone is also intended to accommodate visitor lodging, commercial recreation and public gathering facilities, such as amphitheaters, or public gardens. It also allows most neighborhood and mixed commercial uses. Specifically, this zone allows for animal-related uses, recreation and public assembly uses, retail/service uses, and utility, transportation, communication, and public facility uses. The maximum FAR in the CG Zone is 0.6.

CMU Zone (Commercial Mixed Use): This designation will accommodate a variety of uses including high-density residential, employment centers, retail commercial, and professional offices. Specifically, this zone allows for some residential uses, animal-related uses, recreation and public assembly uses, public transportation facility uses, and retail, service, and office uses. The allowed density in the CMU Zone is 15.1 to 25.0 du/ac and the maximum FAR is 1.0 and the maximum building height is 35 feet.

OS Zone (Open Space): This designation is set aside for habitat, open space, natural areas, lands of special-status species, wetlands, and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas. This zone allows for community garden uses, outdoor commercial or community recreation uses, and resource protection and restoration uses.

UND Zone (Undesignated): The City's Zoning Ordinance does not contain allowed uses or development standards for the UND Zone.

Surrounding General Plan Designations

Adjoining lands to the north of the Project site are designated GC, BIP, OS, Public/Quasi-Public (PQP), and High Density Residential (HDR). Lands to the east of the Project site are designated Low Density Residential (LDR), Park (P), GC, and HDR. Lands to the south of the Project site are designated OS, UR-VLDR, Agriculture (AG), and LDR. Lands to the west of the Project site are designated GC, LDR, and OS. The City of Manteca General Plan land use designations for the Project site and surrounding areas are shown on Figure 6.

3. Project Goals and Objectives

Consistent with Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The quantifiable objectives of the proposed Project include development of the 258.29-acre Project site, which will include: Low Density Residential, High Density Residential, General Commercial, and Open Space.

The Oakwood Landing – Cerri & Denali Subdivisions Project identifies the following objectives:

- Establish a mixed use project with residential, commercial, and public facilities that collectively provide for local and regional housing and employment opportunities and that take advantage of the area's high level of accessibility.
- Low Density Residential: Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Manteca.
- General Commercial: Establish a core of regional and local serving business and commercial uses that capitalize upon the visibility and access provided by SR 120.
- Public Facilities: Provide infrastructure, park space, and open space that meets City standards, is integrated with existing and planned facilities and connections, and increases recreation opportunities for existing and future residents of the City.

Phasing: Establishes a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.

4. Project Characteristics and Description

The proposed Project is primarily a residential development anticipated to provide up to 1,265 units. Additionally, the proposed Project includes 13.0 acres of general commercial uses anticipated to provide up to approximately 237,838 square feet of commercial. The Project would provide approximately 16.06 acres of parkland and would maintain approximately 6.77 acres of open space.

The Oakwood Landing Site Plan is shown on Figure 8a. However, as the plan area is developed in phases over time, the location of these lot size and types may be moved around based on demand and market conditions.

Other land uses to support and compliment the proposed residential community include:

- Park and open space - parks, landscaping, non-vehicular circulation, storm water filtration and retention/dual use park areas; and
- Roadway circulation - arterial and collector streets with bicycle and pedestrian circulation.

As shown in Table 2, the proposed Project would include development of up to 290 HDR units, 975 LDR units, and 237,838 square feet of GC uses.

TABLE 2: LAND USE SUMMARY

<i>PROPOSED LAND USE DESIGNATIONS</i>	<i>APPROXIMATE ACRES</i>	<i>ALLOWABLE DENSITY (OR FAR)</i>	<i>PROPOSED AVERAGE DENSITY (OR FAR)</i>	<i>PROJECTED NUMBER OF UNITS (OR SQUARE FEET)</i>
HDR	11.59	15.1 to 25.0	25.0	290 units
LDR	226.93	2.1 to 8.0	4.3	975 units
GC	13.00	0.6	0.43	237,838 SF
OS	6.77	--	--	--
Total	258.29	--	--	1,265 units / 237,838 SF

Development of the proposed Project will depend on market conditions and demand. The plan for infrastructure allows for development to occur in phases to respond to the market conditions and demand.

A. RESIDENTIAL DEVELOPMENT AREAS

The proposed Project will provide a variety of housing types and lot sizes that will accommodate a range of housing objectives and buyer needs with a goal to ensure housing for a variety of families and lifestyles. As shown in Table 2 above, at full build-out, the Project site will accommodate up to 1,265 residential units.

The residential areas are divided into two tentative subdivision maps. One subdivision map, the Denali Subdivision, would subdivide the northern 83.09-acres of the Project site into 319 single family residential lots. Lot sizes within the Denali Subdivision would range from 5,000 square feet to 16,300 square feet. A 6.06-acre park/basin area would be located in the central portion of the Denali Subdivision. Additionally, a 1.0-acre upland play area would be located adjacent to the park/basin. See Figure 8b for the tentative subdivision map for the Denali Subdivision.

The second tentative subdivision map, the Cerri Subdivision, would subdivide the southern 160.43-acres of the Project site into 656 single family residential lots. Lot sizes within the Cerri Subdivision would range from 3,808 square feet to 14,883 square feet. An approximately 9.0-acre park/basin area would be located in the southern portion of the Cerri Subdivision. See Figure 8c for the tentative subdivision map for the Cerri Subdivision.

Additionally, 11.59-acres of the Project site would be developed into a maximum of 290 HDR multifamily residential unit development. A Site Plan Review application for the HDR portion of the Project has not been completed. The land use and development standards for the proposed residential development areas shall comply with all requirements that apply to the corresponding zoning in the Manteca Municipal Code.

B. COMMERCIAL DEVELOPMENT AREA

The proposed Project would include development of up to 237,838 square feet of GC uses on approximately 13.0 acres in the northernmost portion of the Project site. A tentative subdivision map or a development proposal for the GC portion of the Project has not been completed. The GC site provides an opportunity to locate retail and services scaled to serve the proposed Project and surrounding neighborhoods to enhance the overall walkability within the Project site and to further minimize reliance on vehicles.

The exact use of the proposed commercial site has not been determined. The City's Zoning Code allows for the following uses within the CG Zoning District: emergency shelter, supportive housing, transitional housing, animal sales and grooming, veterinary facility, indoor fitness and sports facility, outdoor commercial recreation, school, specialized education and training/studio, theatre/auditorium, park-and-ride facility, parking facility, public safety facility, transit facility, utility facility and infrastructure, wireless telecommunication facility (minor), alcoholic beverage sales, building materials store/yard, business support services, child day care center, convenience store, grocery store/supermarket, home improvement supplies, hotel and motel, maintenance and repair of small equipment, massage therapy, medical services (general), mortuary/funeral home, neighborhood market, office, business and professional, personal services, restaurant, retail (general), auto part sales, car washing and detailing, manufacturing (small scale), and recycling facility (collection). Other uses within the CG Zoning District are also conditionally permitted with a Conditional Use Permit. As shown in Table 2, at full build-out, the 13.0-acre commercial site would provide up to 237,838 square feet of commercial uses.

C. PARKS AND OPEN SPACE

As shown in Figures 8b and 8c, approximately 16.06 acres of park and recreation facilities will be provided within the Project site in a variety of forms, consistent with the City's General Plan. Additionally, approximately 6.77 acres of open space would remain in the southeastern corner of the Cerri subdivision. After dedication to the City, the parks, parkways, and recreation facilities will be under the jurisdiction of the City, and will be operated and maintained by the City for the enjoyment of the residents of Manteca. Maintenance will be funded through a services community facilities district. The park sites shown on Figures 8b and 8c indicate conceptual park locations. Actual locations of parks and dual use basins may change as the Project site is developed. Parks and parkways are shown for reference only. Parks may include community or neighborhood parks with active and passive components as approved by the City. Park acreage and facilities shall occur within the Project site in a variety of forms as determined by the City during the mapping and improvement plan process. Parks may feature play fields, children play areas, picnic areas, ball courts, open lawn areas, or other amenities. Park areas will be designed in conjunction with storm water basins.

D. CIRCULATION

The proposed Project will participate with and expand the existing circulation system in the City of Manteca. Additionally, the Project will provide sidewalks and bike lanes to offer additional bicycling and walking facilities for all of Manteca's residents. The Project site is a natural

progression of the existing housing areas and street network on the south side of the City and ties directly to the existing roadway network. The Project site is bordered on the north by an existing dirt roadway between Bronzan Road and Atherton Drive, on the east by South McKinley Avenue and an existing residential subdivision, on the south by existing agricultural fields, and on the west by existing agricultural fields and the future Atherton Drive right-of-way.

The proposed Project includes a hierarchy of roadways to increase the capacity of the existing street network as well as provide additional vehicular access to new residential areas within the Project site that will also benefit the vehicular circulation for the entire City. As shown in Figure 8a, the main arterial roadways of Atherton Drive, Woodward Avenue, and McKinley Avenue will remain as the key access roads for the Project. Additionally, a portion of Atherton Drive and McKinley Avenue will be included through the Project site in the overall circulation plan per the City's General Plan Circulation Element. The neighborhoods within the Project site will include entry drives, residential collectors, and residential streets to provide a comprehensive network of streets to provide vehicular access into and through the site. Additionally, sidewalks and bicycle lanes shall be provided in conjunction with the design of the vehicular circulation to offer a safe, aesthetic, and preferred alternative to reliance on the car. Further, a north-south separated bicycle/walking paths would be provided within the Cerri subdivision, which would connect to the proposed 9.0-acre park/basin area.

E. GENERAL PLAN AMENDMENT

The proposed Project would require a City of Manteca General Plan Amendment to the Land Use Element to change land uses on the Project site. Changes to the Land Use Element would include changing approximately 121.67 acres of BIP to LDR uses; changing approximately 70.0 acres of UR-BIP to LDR uses; changing approximately 9.39 acres of UR-VLDR to LDR uses; changing approximately 23.41 acres of CMU to LDR uses; changing approximately 11.59 acres of BIP to HDR uses; maintaining approximately 13.0 acres as GC; and maintaining approximately 6.77 acres of OS. It is noted that parks would be permitted within the proposed LDR uses. Figure 6 illustrates the current Manteca General Plan land uses within the Project site. The proposed General Plan land uses are shown on Figure 9.

F. ZONING AMENDMENT

The Project site is currently within the jurisdiction of the City of Manteca. The land uses as proposed are not consistent with the Manteca Zoning Code and, thus, the proposed Project would require a City of Manteca Zoning Amendment to change land uses on the Project site. Changes to the Zoning Map would include changing approximately 79.39 acres of UND to R-1 uses; changing approximately 121.67 acres of BIP to R-1 uses; changing approximately 23.41 acres of CMU to R-1 uses; approximately 11.59 acres of BIP to R-3 uses; maintaining approximately 13.0 acres as CG; and maintaining approximately 6.77 acres of OS. The proposed zoning for the Project site is shown on Figure 10.

G. TENTATIVE SUBDIVISION MAPS

As noted previously, the proposed Project site would ultimately be divided into two tentative subdivision maps. One tentative subdivision map, the Cerri Subdivision, would subdivide the southern 160.43-acres of the Project site into 656 single family residential lots with an approximately 9.0-acre park/basin area. The second subdivision map, the Denali Subdivision, would subdivide the northern 83.09-acres of the Project site into 319 single family residential lots with a 6.06-acre park/basin area, a 1.0-acre upland play area, and 6.77 acres of open space.

H. UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of onsite infrastructure improvements would be required to accommodate development of the proposed Project, as described below.

Potable Water System: As shown in Figures 11a, 11b, 12a, and 12b, development areas proposed by the Project would be served by a new potable water distribution system. Development of the proposed potable water system will require the installation of additional water mains within the proposed roadways to comply with the 2005 City of Manteca Master Water Plan. Additionally, a potable well site would be installed within the Cerri subdivision to the southwest of the proposed park/basin. The proposed on-site water distribution system will have various points-of-connection to the City mains. Each will connect to the existing water main lines in Atherton Drive, Woodward Avenue, McKinley Avenue, and Bronzan Road. Additionally, an internally looped system of water lines will be installed within the Project site. A water system analysis will be prepared during future design phases to monitor compliance with City of Manteca fire flow and pressure standards.

The proposed water distribution system may utilize Best Management Practices (BMP) and design control features, including the following Low Impact Development (LID) measures:

1. Implementation of the City of Manteca water recycling program for irrigation of public areas.
2. Irrigation system designs may include “purple pipe” for distribution of recycled water.
3. Reduction of turf areas on lots.
4. Use of rain gardens on lots and in public areas.
5. Use of drought-resistant vegetation in landscaping on lots and public areas.
6. Use of native trees and vegetation for landscaping on lots and in public areas.
7. Lot designs may include features that receive roof runoff from downspouts and provide for reuse of rainwater for irrigation.

Non-Potable Water: As shown in Figures 11a, 11b, 12a, and 12b, Project site development would include the development of an on-site non-potable water distribution system that would eventually provide irrigation water to planned parks, open space, and landscaped areas. All landscape irrigation is to be installed with non-potable components.

Connection from all irrigation systems to the non-potable water service will be provided in the proposed streets. This connection is to be provided per the requirements of the City Water Division with a valve whether the irrigation is provided by a well or not. In the future, when the non-potable system is charged by the City, the irrigation will be provided by the non-potable water system with the irrigation well remaining as a back-up only. Irrigation shall be designed to maximize efficiency and meet the requirements of the City Parks Maintenance Division.

Wastewater System: As shown in Figures 11a, 11b, 12a, and 12b, development areas proposed by the Project would be served by a new wastewater distribution system. As shown in Figure 12b, a temporary sewer lift station would be developed in the northern corner of the park/basin area within the Cerri subdivision. The proposed wastewater conveyance facilities would connect

to the existing and planned City of Manteca collection and treatment system. For example, as shown in Figure 12b, sewer within the Cerri subdivision would connect to the “Trail of Manteca” Project regional sewer lift station adjacent west of the Project site.

Wastewater treatment would be provided at the City’s existing Wastewater Quality Control Facility (WQCF) at 2450 West Yosemite Avenue in western Manteca. The Project site is located within the South Manteca Collection Shed (SMCS). The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. The construction of a deep sewer along Woodward Avenue allows for future abandonment of Woodward Park Pump Station and would accommodate development while minimizing construction of infrastructure in South Manteca. Several sections of the SMCS have been constructed or designed in preparation for construction. Phased construction of the network within this shed will occur as development progresses. Interim facilities for conveying the effluent from the South Manteca Collection Area include:

1. The existing 12-inch and 18-inch Woodward Force Main (WFM) which extends from the Woodward Park Pump Station to the WQCF.
2. The existing Tara Park Pump Station and Airport-Daniel Lift Station that connects to the WFM. Eventually, the trunk sewer network in Woodward Avenue and beyond to the WQCF will be completed.
3. The existing Antigua Way Lift Station and existing Bella Vista Lift Station. Eventually, effluent from these two facilities will be re-pumped by the Terra Park Pump Station to the WFM.

The following existing sanitary sewer facilities have been constructed in Woodward Avenue:

1. An existing 30-inch diameter gravity sanitary sewer line extending from Atherton Drive west to South Main Street.
2. An existing 12-inch diameter sanitary sewer force main extending from South Main Street west to McKinley Avenue.

Storm Drainage: As shown in Figures 11a, 11b, 12a, and 12b, development of the proposed Project would include construction of a new storm drainage system, including a drainage collection system, storm drain pump stations, and detention basins. It is noted that the locations of the proposed detention basins are conceptual. Stormwater resulting from the future HDR portion of the Project would be diverted to the Oakwood Trails Subdivision storm drainage system, which will be developed adjacent west of the Project site in the future.

Installation of the Project’s storm drainage system will be subject to current City of Manteca Design Specifications and Standards. The proposed storm drainage collection and detention system will be subject to the State Water Resources Control Board Requirements (SWRCB) and City of Manteca regulations, including: Manteca Storm Drain Master Plan, 2013; Phase II, National Pollutant Discharge Elimination System (NPDES) Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City’s NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use South San Joaquin Irrigation District

(SSJID) and City Laterals. Stormwater quality is an integral part of the City's stormwater management system. Most existing stormwater is pumped into the dual use SSJID and City laterals and drains.

The City requires detention basins to help attenuate peak flows before drainage discharge is pumped into SSJID's facilities. Delaying the release of water over longer periods of time further reduces the potential of downstream flooding. The proposed detention basins are joint-use facilities providing recreation and other uses when not being used for stormwater detention.

Regulated Public Utilities: Electrical, gas, phone, cable and related internet services would be extended to all portions of the Project site from existing facilities located along Woodward Avenue, McKinley Avenue, Bronzan Road, Atherton Drive, or other utility systems in the Project site. Proposed utilities would be located within public utility easements to be dedicated along street frontages. Utility improvements would be installed in conjunction with planned street improvements.

5. Uses of the EIR and Required Agency Approvals

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

A. CITY OF MANTECA

The City of Manteca will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Manteca General Plan Amendment (Land Use Element);
- Approval of City of Manteca Zoning Amendment;
- Approval of Improvement Plans;
- Approval of Grading Plans;
- Approval of Building Permits;
- Approval of future site plan and design review;
- Approval of future tentative and final map(s);
- Issuance of grading, encroachment, and building permits;
- City review and approval of Project utility plans;
- Formation of a finance district (i.e. Community Facilities District [CFD] or other finance district); and
- Formation of, or annexation into, a CFD.

B. OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits;
- SJVAPCD - Authority to Construct, Permit to Operate for stationary sources of air pollution; and
- SJCOG, Inc. (SJCOG) - Issuance of incidental take permit under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

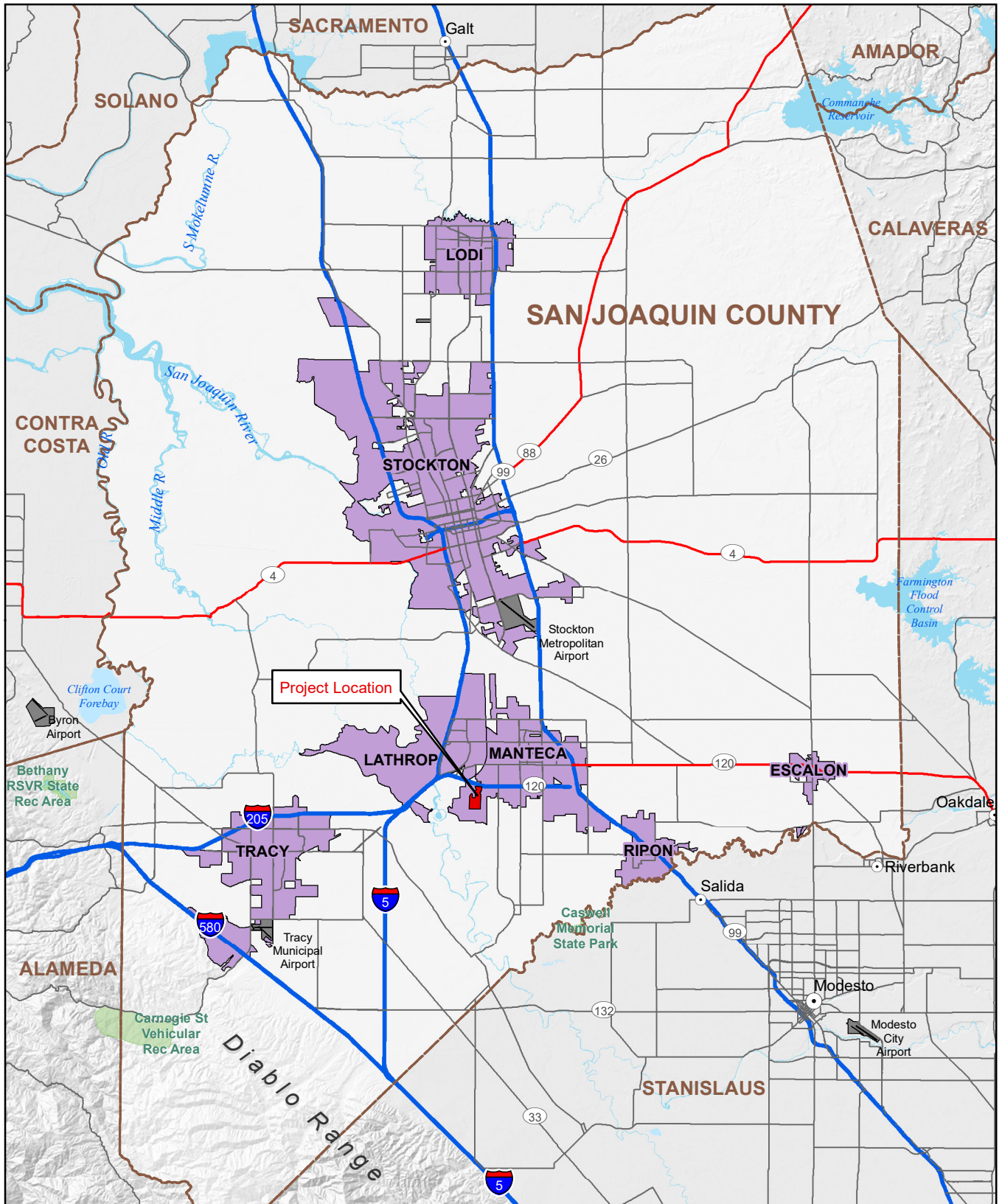
6. Project Alternatives

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 Project (No Build) Alternative:** Under this alternative, development of the Project site would not occur, and the Project site would remain in its current existing condition.
- **Increased Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of the residential uses would be increased.
- **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, by reducing the overall footprint of the developed areas to a greater extent than the reduced Project alternative.

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.

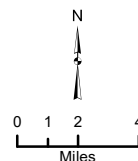


OAKWOOD LANDING

Figure 2: Project Vicinity Map

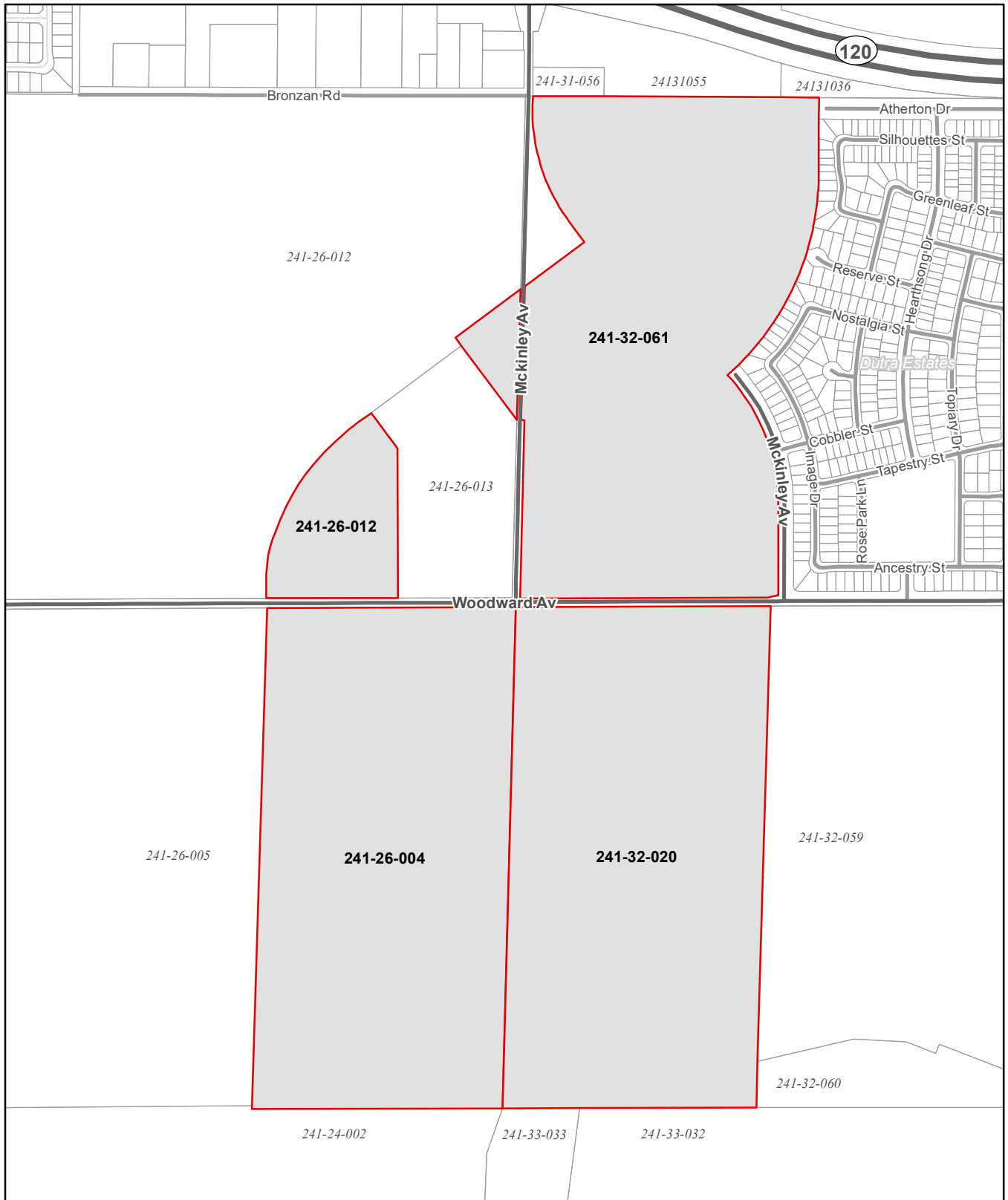
Legend

- Project Area
- Cities within San Joaquin County



1:400,000

Data sources: CalAtlas; ESRI StreetMap North America; San Joaquin County GIS. Map date: July 13, 2016.

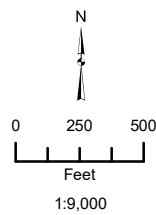


OAKWOOD LANDING

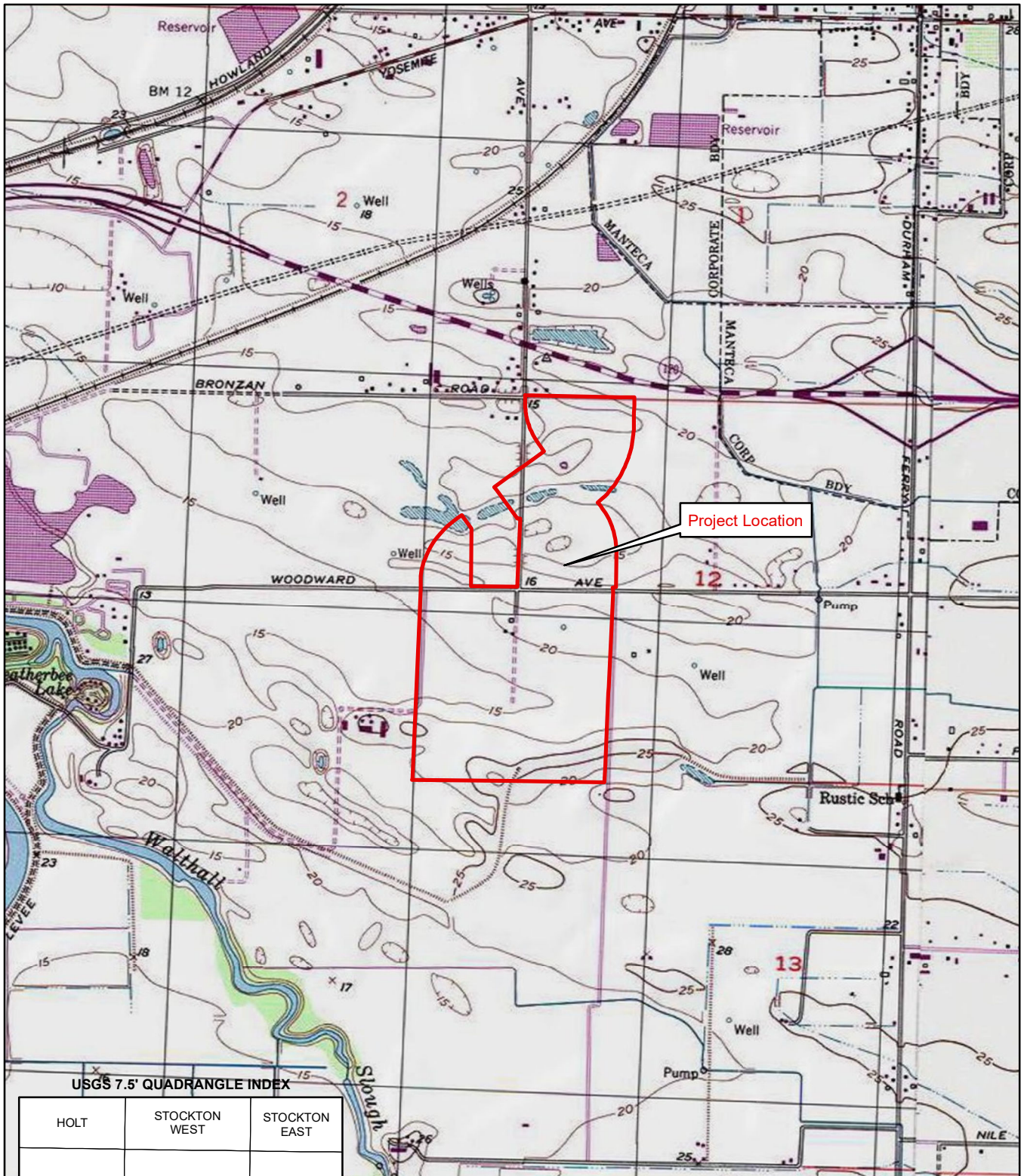
Figure 3: Assessor's Parcel Map

Legend

 Project Parcels



Sources: San Joaquin County GIS Parcels boundary layer, April 2016; ArcGIS Online Imagery Map Service. Map date: July 13, 2016.



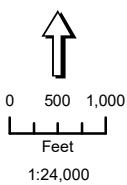
Project Location

USGS 7.5' QUADRANGLE INDEX

HOLT	STOCKTON WEST	STOCKTON EAST
UNION ISLAND	LATHROP	MANTECA
TRACY	VERNALIS	RIPON

OAKWOOD LANDING

Figure 4: USGS Topographic Map
Lathrop Quadrangle



Data sources: San Joaquin County GIS; ArcGIS Online USGS Topographic Map Service. Map date: July 13, 2016.

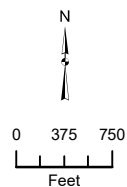


OAKWOOD LANDING

Figure 5: Aerial View of Project Site

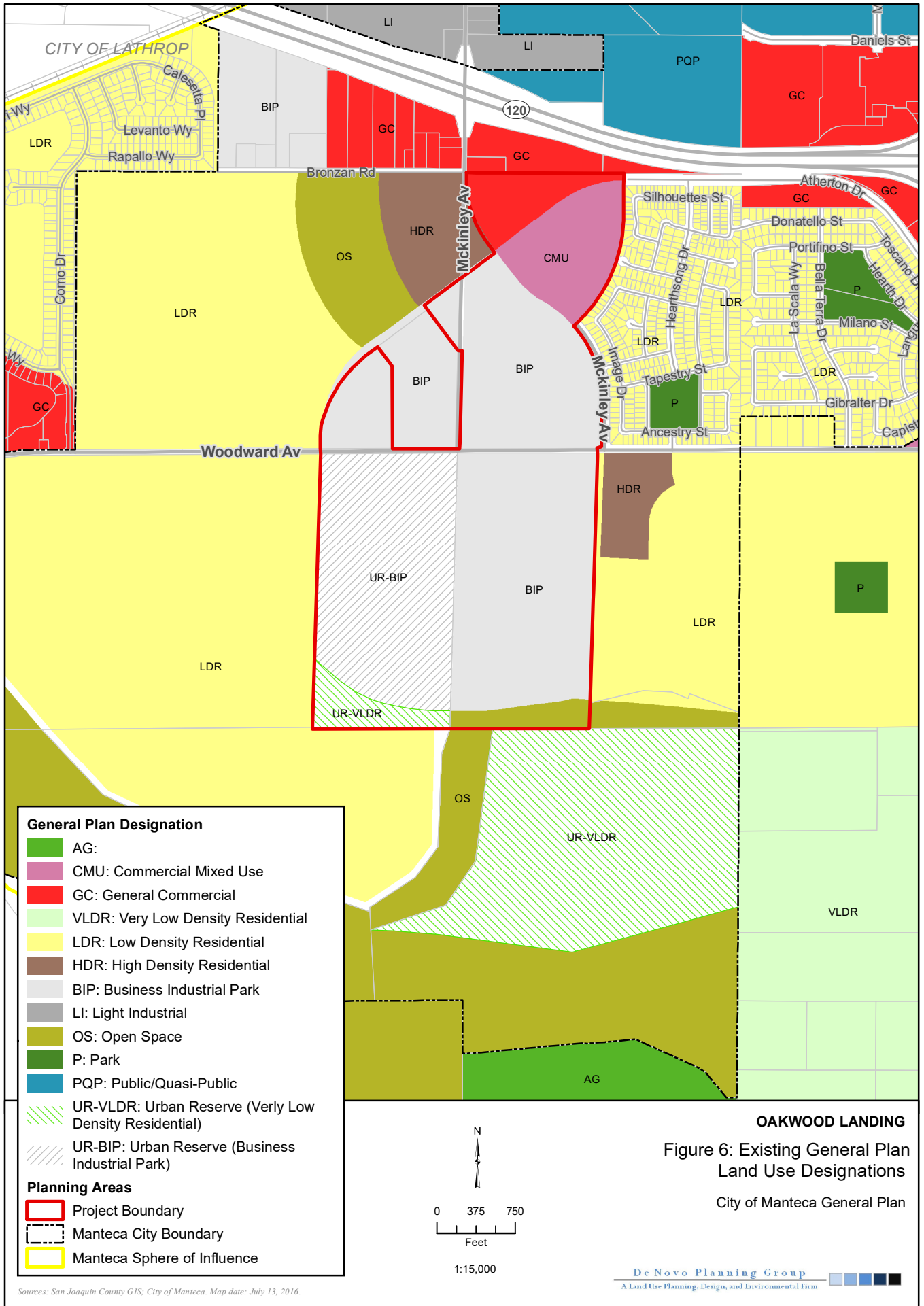
Legend

 Project Boundary

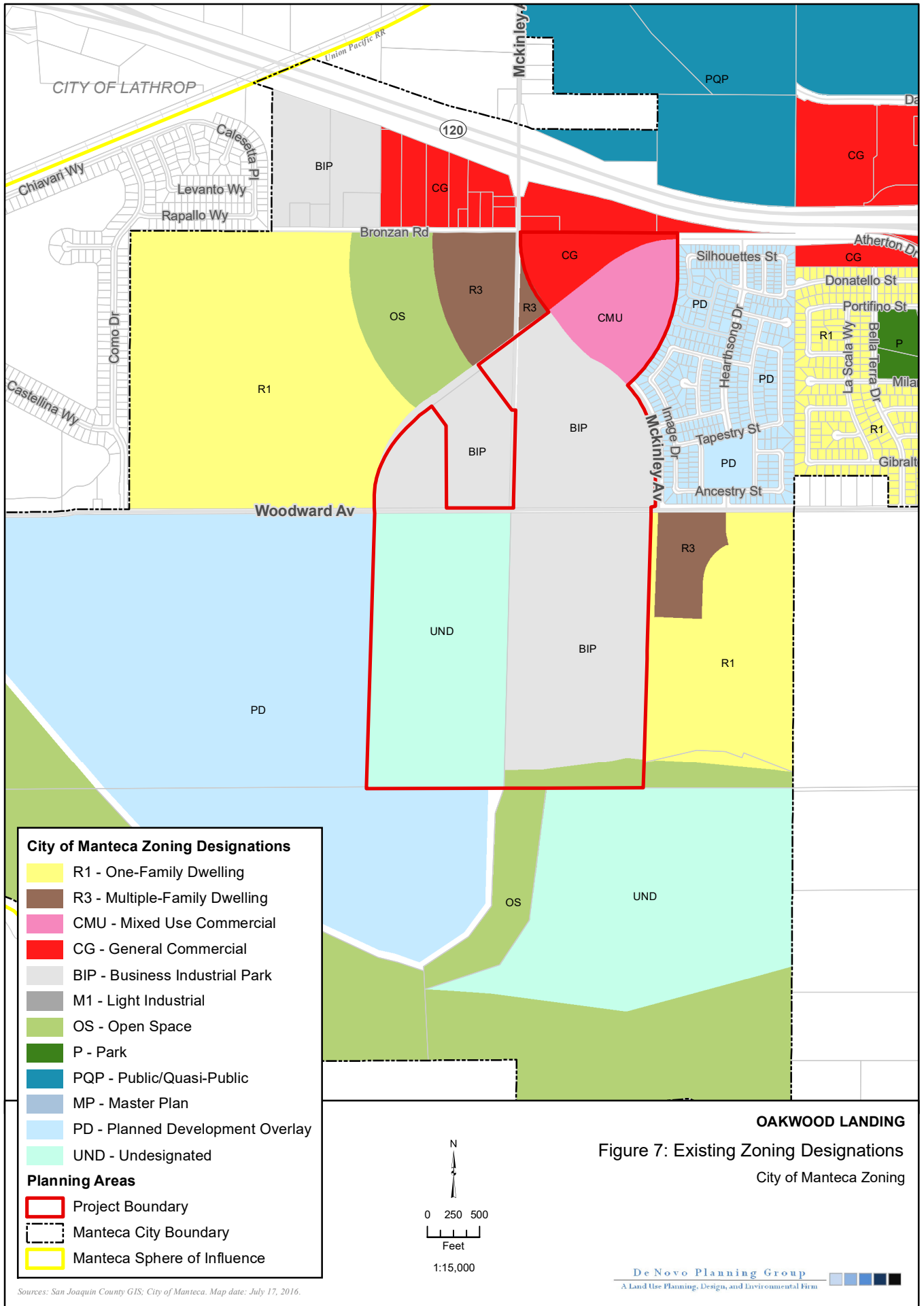


1:18,000

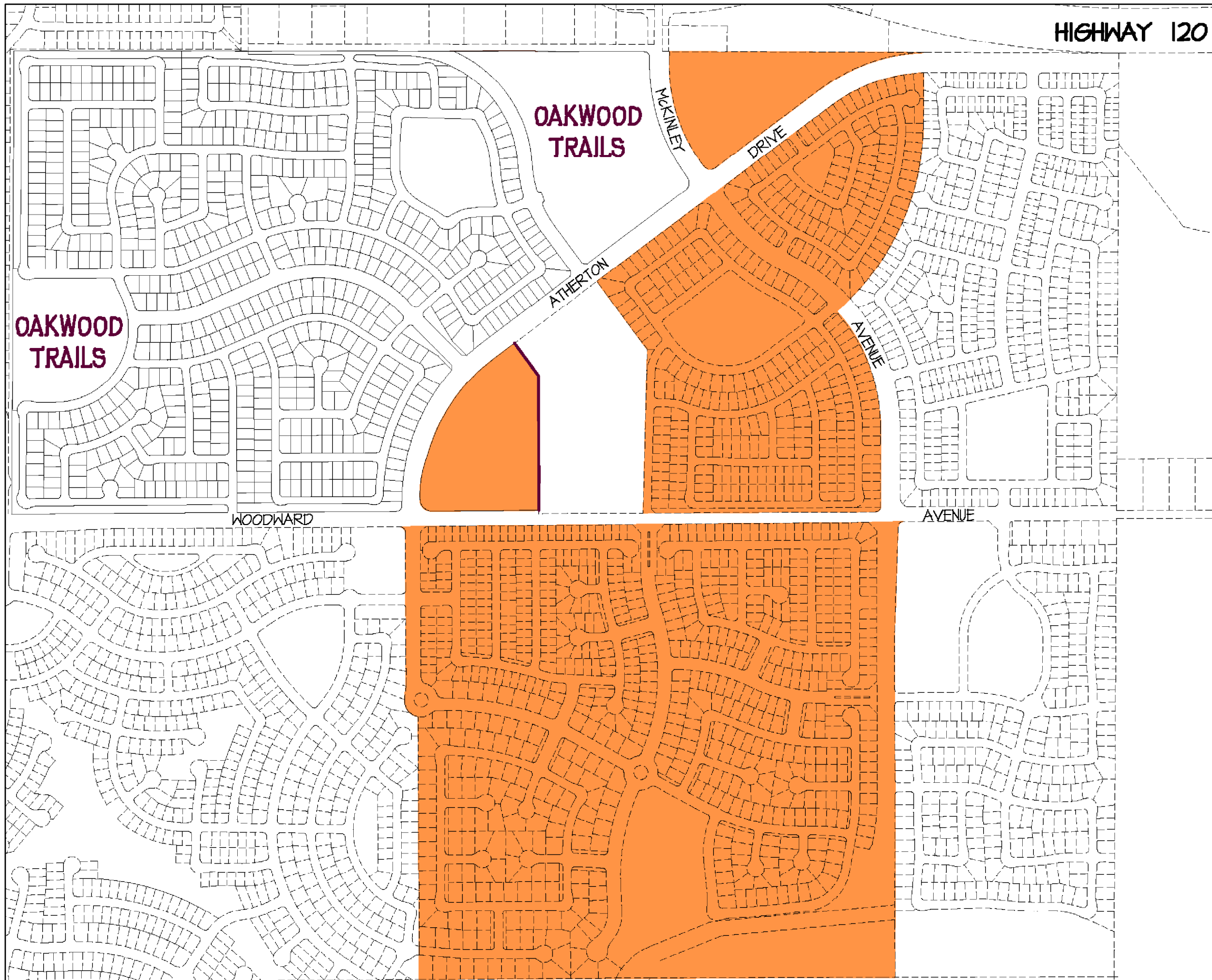
Sources: San Joaquin County GIS; ArcGIS Online Imagery Map Service. Map date: July 13, 2016.




Sources: San Joaquin County GIS; City of Manteca. Map date: July 13, 2016.

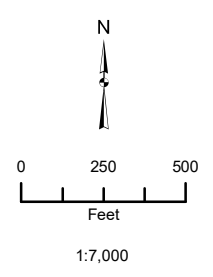


Sources: San Joaquin County GIS; City of Manteca. Map date: July 17, 2016.

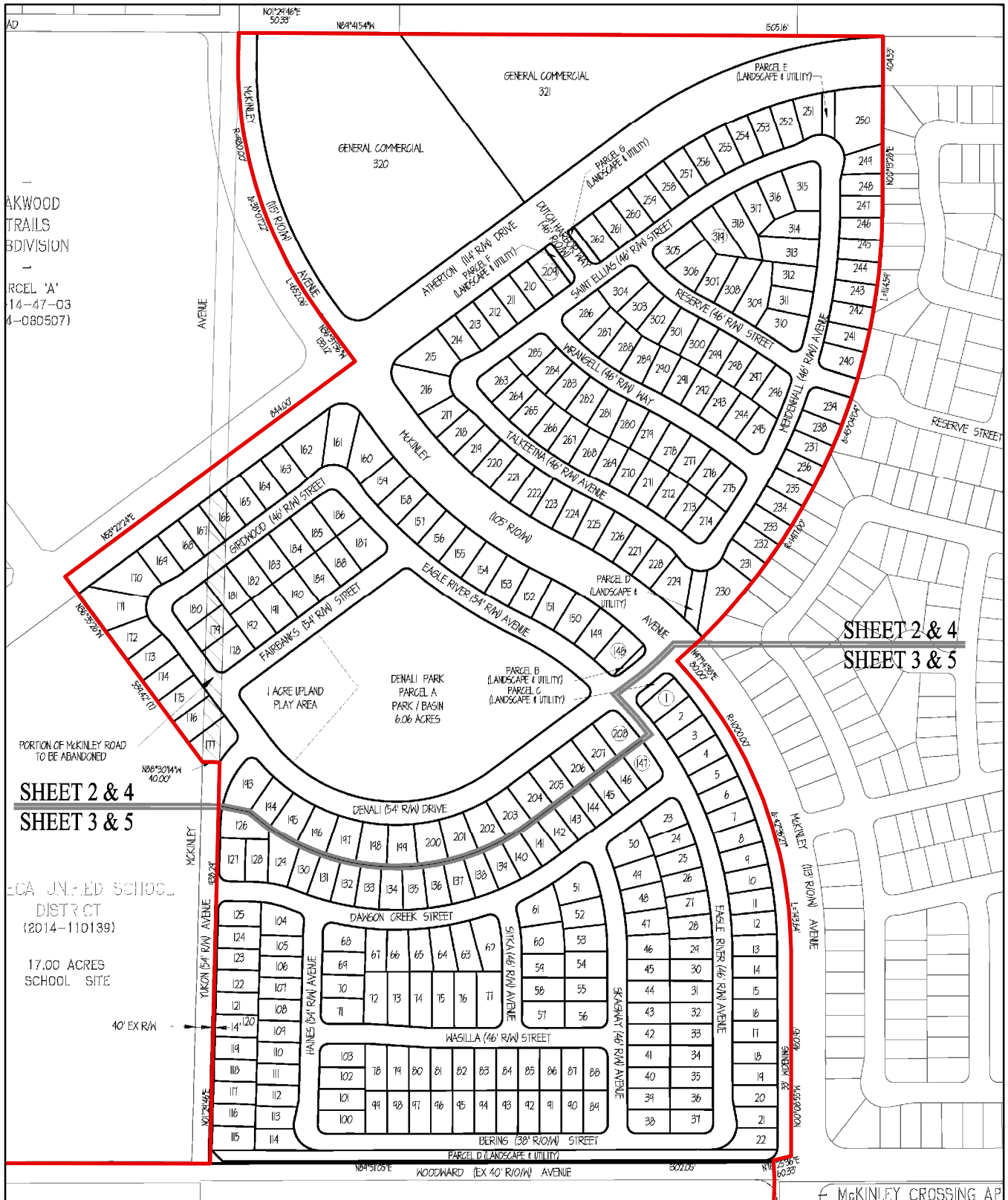


OAKWOOD LANDING
 Figure 8a:
 Oakwood Landing Site Plan

Legend
 Properties within the EIR of Oakwood Landing



Sources: RLC Associates, July 11, 2016; Properties within the E.I.R. of Oakwood Landing, Map date: July 13, 2016.



OAKWOOD TRAILS DIVISION
 PARCEL 'A'
 14-47-03
 14-080507)

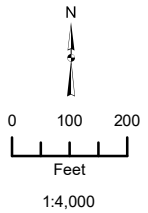
SHEET 2 & 4
 SHEET 3 & 5

SHEET 2 & 4
 SHEET 3 & 5

SCHOOL DISTRICT
 (2014-110139)

17.00 ACRES
 SCHOOL SITE

Legend
 [Red Box] Project Boundary



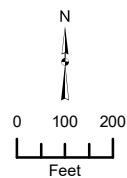
OAKWOOD LANDING
 Figure 8b: Denali Subdivision
 Tentative Map

Sources: Vesting Tentative Map Denali Tract No. 3845,
 RLC Associates, December 10, 2015, updated February 29, 2016;
 San Joaquin County GIS. Map date: July 13, 2016.



Legend

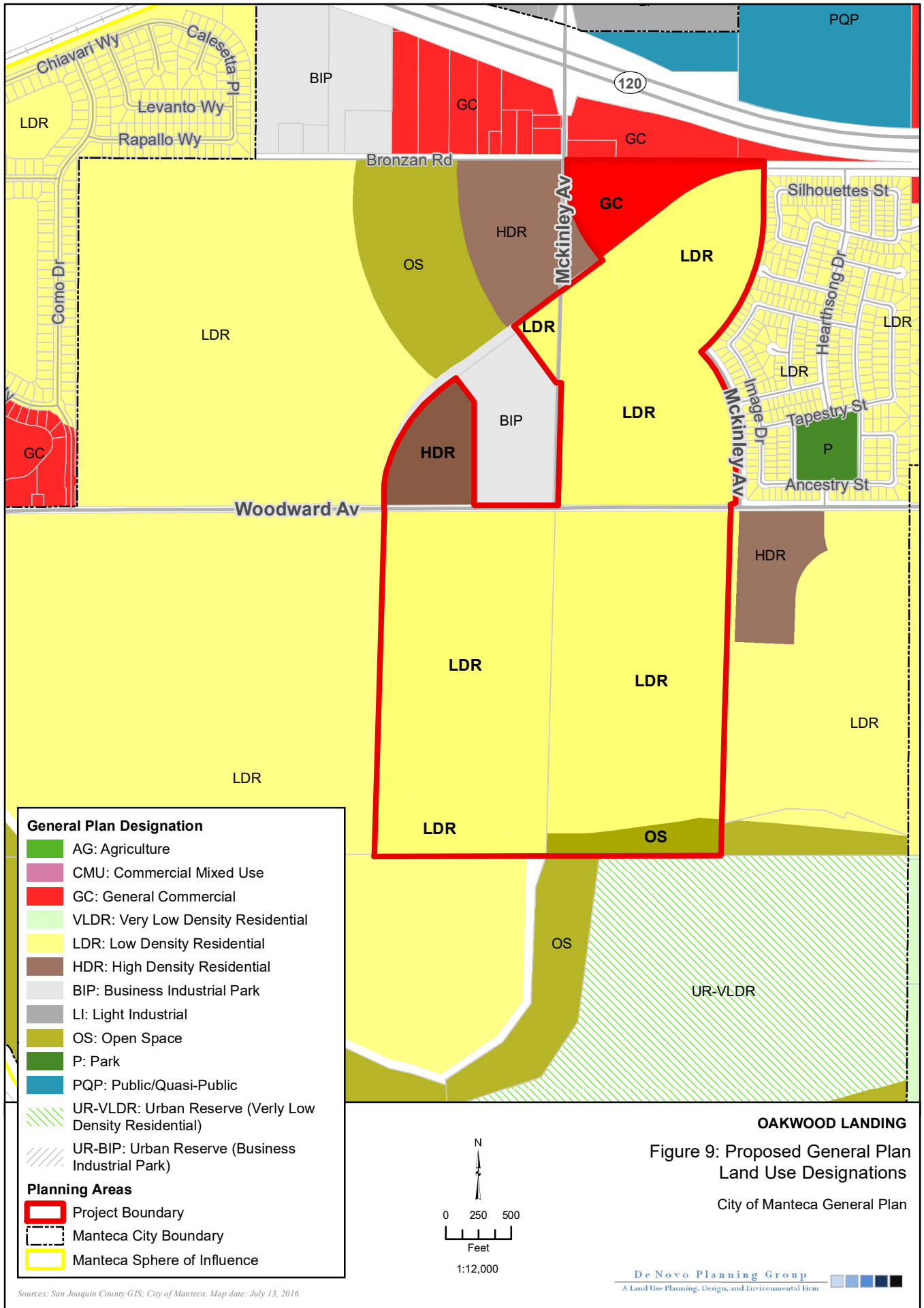
Project Boundary

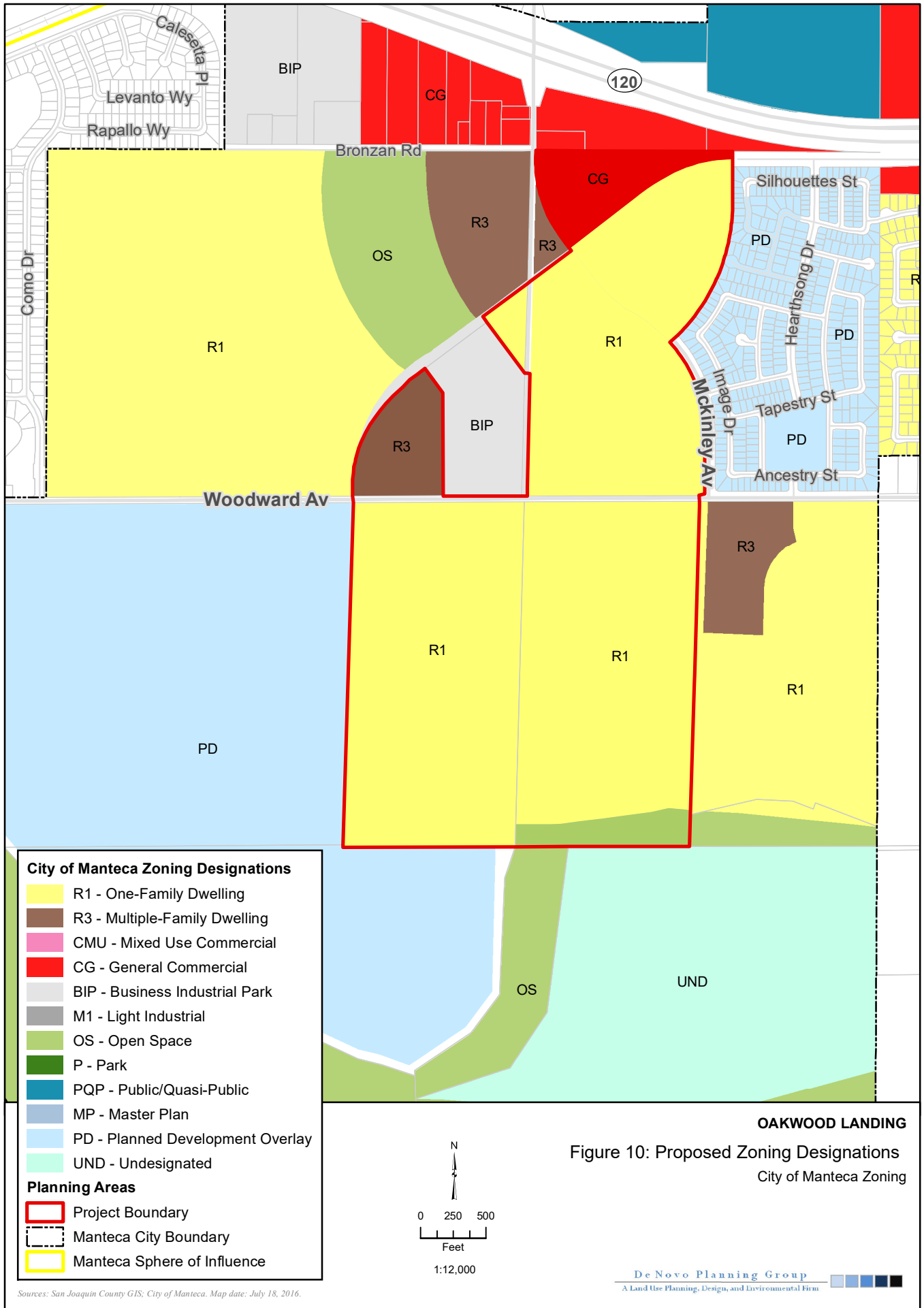


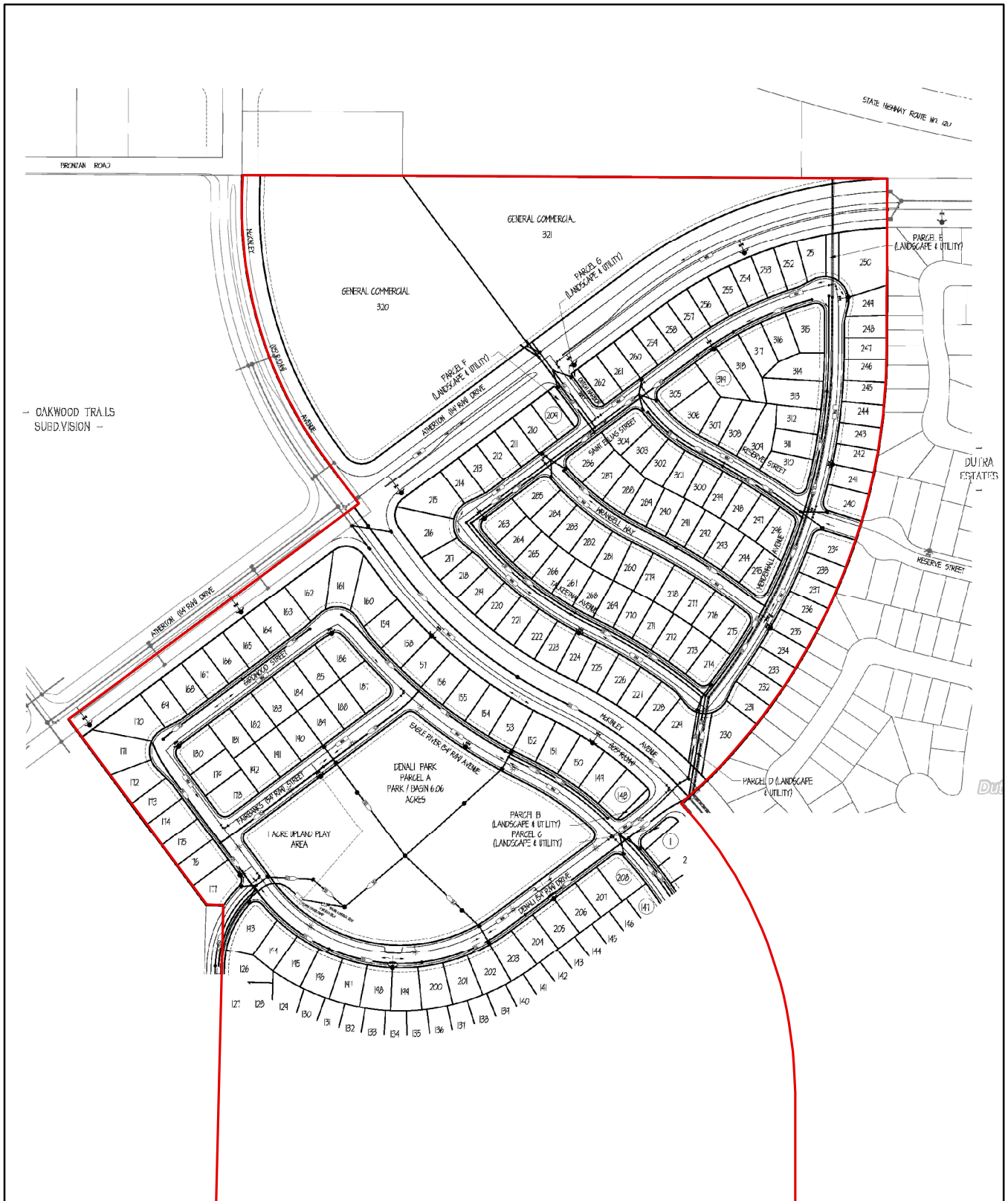
1:4,800

OAKWOOD LANDING
 Figure 8c: Cerri Subdivision
 Tentative Map

Sources: Cerri Residential Subdivision, Tentative Subdivision Map, Manteca, California, Northstar Engineering Group, July 12, 2016. San Joaquin County GIS. Map date: July 13, 2016.

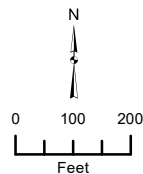






Legend

 Project Boundary



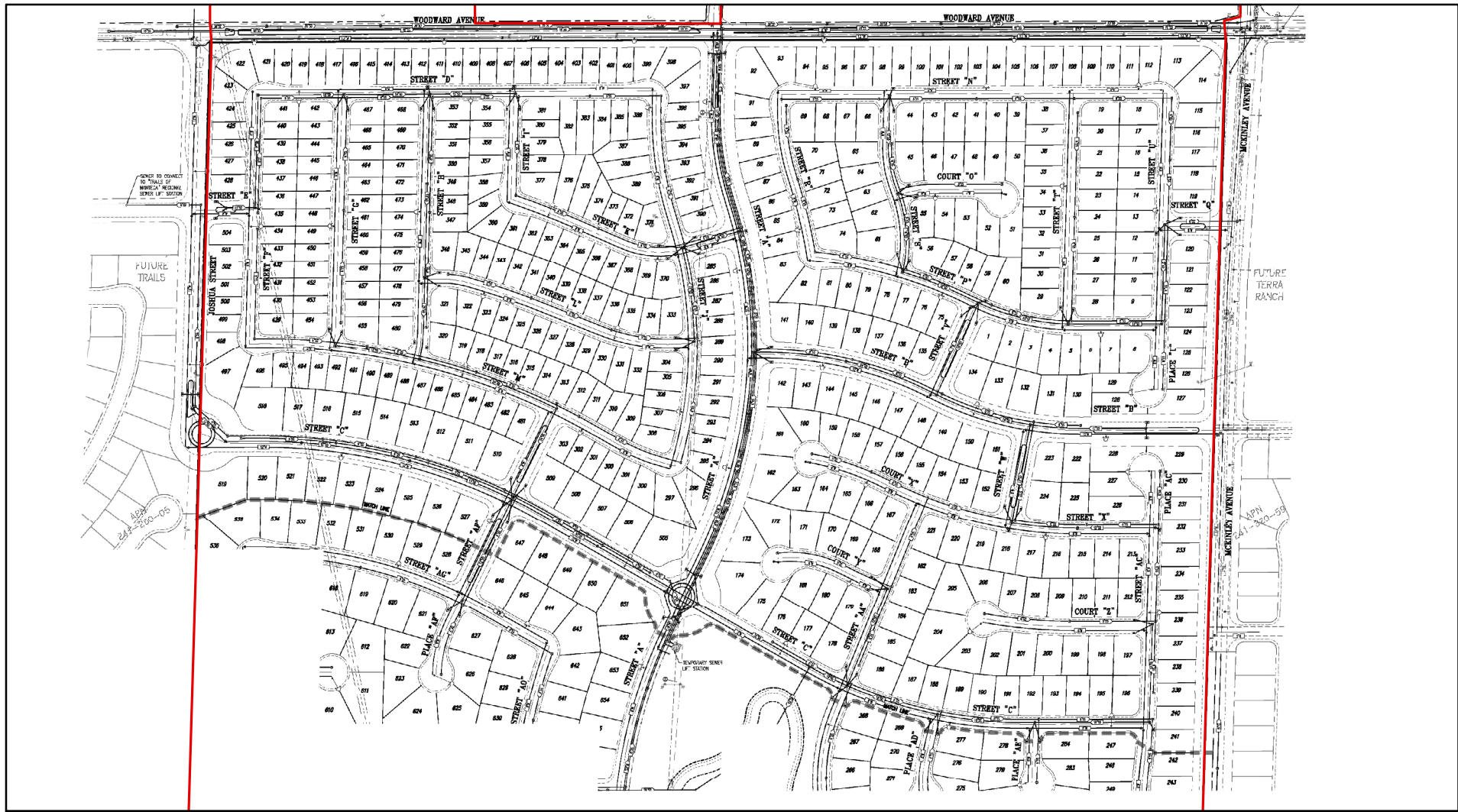
1:4,000

OAKWOOD LANDING

Figure 11a: Proposed Utility Plan
Denali Subdivision (North)

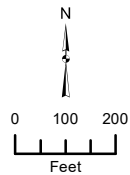
Sources: San Joaquin County GIS; RLC Associates,
February 29, 2016. Map date: July 18, 2016.





Legend

 Project Boundary



1:4,600

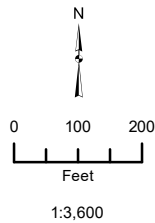
OAKWOOD LANDING

Figure 12a: Proposed Utility Plan
Cerri Subdivision (North)



Legend

 Project Boundary



OAKWOOD LANDING

Figure 12b: Proposed Utility Plan
Cerri Subdivision (South)

Sources: San Joaquin County GIS; NorthStar Engineering Group,
July 12, 2016. Map date: July 18, 2016.