



Date: January 16, 2009

To: Interested Persons

From: Rochelle Henson, Senior Planner, City of Manteca
Erika Hollander, Senior Planner, City of Manteca

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE AUSTIN ROAD BUSINESS PARK AND
RESIDENTIAL COMMUNITY PROJECT

PUBLIC REVIEW PERIOD: January 19, 2009 through February 18, 2009

Introduction

The City of Manteca will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Austin Road Business Park and Residential Community Project (proposed project). The California Environmental Quality Act (CEQA), Section 15082, states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision. The purpose of the NOP is to provide responsible agencies and interested persons with sufficient information describing the proposed project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR.

This NOP is being released to request comments on the scope of the EIR for the proposed project. The responses to this NOP will help the City of Manteca determine the scope of the EIR and ensure an appropriate level of environmental review.

The EIR will evaluate the potential environmental impacts of the proposed project and recommend mitigation measures, as required. The EIR will provide a project-specific evaluation of the environmental effects of the proposed project, pursuant to Section 15161 of the State CEQA Guidelines.

Project Location

The project site is located within San Joaquin County adjacent to the southeast limits of the City of Manteca. The project site is located within the ten-year planning horizon of the adopted City of Manteca Sphere of Influence. The area is generally bounded by East Woodward Avenue to the north, Highway 99 to the east, and is bisected by the existing Austin Road, which runs north-south (See Figure 1).

Project Site

The majority of the approximately 1,049-acre project site is currently under agricultural use. Crop types include grapes, almonds, corn, oats, and strawberries. The existing circulation within the project site consists of rural roads with the exception of Woodward Avenue and Austin Road. Existing infrastructure on the site is limited. There are rural residences on the project site that have individual wells and septic systems. A portion of the project site is located in the Manteca Unified School District and the remainder is located within the Ripon Unified School District. School district boundaries are shown on Figure 2.

Proposed Land Uses

The proposed project includes a range of land uses and development intensities. The proposed land use breakdown of the project is shown on Figure 3 and includes gross acreages, maximum development intensities (represented in dwelling units per acre (DU/ac) or floor area ratio (FAR)), maximum square footages, and maximum unit counts for the various uses. The various land uses include heavy industrial, commercial, office, mixed use, various residential uses and public/quasi-public.

The public/quasi public uses include detention basins/parks, open space and an exposition center. The proposed expo center would include a 32,000-square-foot exposition hall for conferences; an amphitheater with 1,000 permanent seats and a 4,000-person-capacity lawn seating for outdoor events; and a 10,000-square-foot agricultural expo facility.

Access and Circulation

The project includes the development of internal collector and arterial roadways to serve the future development of the site, and certain improvements to existing facilities to provide project access. Primary access to the site from within the City of Manteca would be provided by the existing Woodward Avenue and Atherton Drive from the north and northwest, and from the west by the future McKinley Avenue. McKinley Avenue is a proposed arterial/expressway that would run through the southern portion of the City of Manteca, connecting Highway 120 to Highway 99, including a portion through the proposed project. Access to the project from the east side of Highway 99 and from the unincorporated areas to the north and south is provided by existing Austin Road (see Figure #3).

Access from Highway 99 would initially be provided by the existing Austin Road interchange, along with any required improvements to accommodate a portion of the initial phase of development. Ultimately access from Highway 99 would be provided by a future New Austin Rd / McKinley Avenue interchange, which would replace the existing Austin Road interchange and provide a second crossing of Highway 99 in the project area. A Project Study Report for the proposed replacement interchange is currently under preparation by the City and Caltrans.

Utilities and Infrastructure

Water Supply

Domestic water service for the project would be provided by the City of Manteca. The project would include construction of an internal water distribution system consisting of a series of water lines ranging in size from 6-inches to 12-inches. The project would include the construction of a new 12-inch water main with one connection to the existing 12-inch main in Moffat Boulevard, on the northeastern edge of the project site, and one connection to the existing 12-inch main in Main Street, approximately 1.5 miles west of the project site. The connection to the existing 12-

inch main in Main Street would require construction of an off-site water line that would extend from Sedan Avenue to Main Street along an existing agricultural road.

A water supply assessment will be undertaken by the City to determine whether this project would be required to construct a new groundwater well and/or an above-ground water storage tank. In addition, the City's Water Master Plan identifies the need to construct large-diameter water pipelines to deliver potable water from the South San Joaquin Irrigation District (SSJID) surface water treatment facility to areas south of State Route (SR) 120. The proposed alignment of one of these large diameter water pipelines intersects the proposed project site. Consequently, some of the project's internal water piping may be required to be upsized from 12-inches to 24-inches to comply with the City's Water Master Plan.

Wastewater

Wastewater collection and treatment would be provided by the City of Manteca. The project would include construction of new on-site and off-site wastewater collection infrastructure, including an on-site gravity sanitary sewer system that would convey wastewater to a new pump station that would be located along the western project boundary. From the new on-site pump station, a portion of the project's wastewater is proposed to be pumped to an existing 18-inch gravity pipeline located at Woodward Avenue and E. Atherton Drive. The project's wastewater would then flow to the existing Woodward Park pump station located at Woodward Avenue and Buena Vista Drive. After a certain level of development occurs, the project proponent would be required to provide for the construction of a new off-site force main to convey wastewater flows to the Tara Park pump station at the intersection of Woodward Avenue and Galleria Drive. The alignment of the new off-site force main is proposed to extend approximately 6 miles from the on-site pump station along an existing agricultural road, then north along Main Street, then west along Woodward Avenue to the Tara Park pump station.

Solid Waste Disposal

Solid waste collection service for the project site would be provided by the City of Manteca. The City's solid waste is delivered to the Lovelace Transfer Facility on Lovelace Road in San Joaquin County and then transferred to the Foothill Sanitary Landfill located on Waverly Road east of Linden.

Storm Drainage

The project site is not currently served by a storm drain system. The project would include the construction of storm drain facilities to serve the project site, including conveyance infrastructure and on-site storm drain basins. It is possible that storm water from a certain level of development could be contained on-site through the use of percolation basins. However, after a certain level of development occurs, the project proponent would be required to provide for the construction of significant off-site improvements in accordance with the City's Storm Drain Master Plan. These off-site improvements could include several miles of drainage pipelines, improvements to the French Camp Outlet Canal, improvements to SSJID Drains 10 and 11, and/or a new storm drain outfall structure in Walthall Slough.

Natural Gas, Electric, Telephone, and Cable Services

Pacific Gas and Electric Company (PG&E) would provide both natural gas and electric services to the project site. Verizon and Comcast are local telephone service and cable television service providers in the area. Systems to provide these services exist along Austin Road.

Public Facility Implementation Plan

The PFIP establishes project-specific fee obligations for proposed projects with respect to their impact on the City's community-wide Master Facility Plans for water, wastewater, storm drain, and traffic improvements. The proposed project is located outside of the City's current Public Facility Implementation Plan boundary. While the City of Manteca is currently updating the PFIP and the PFIP will ultimately include the Austin Road project site, at this time it is anticipated that the EIR will analyze the proposed project impacts on basic City infrastructure service systems and explore the proposed project's opportunities/responsibilities for mitigating service demands associated with its build-out.

Williamson Act Contracts

The project site includes approximately 183 acres under Williamson Act contract, the majority of which are in nonrenewal status. The project proposes that the areas currently under Williamson Act contract remain in agricultural use until the contracts expire, after which those areas would be developed with residential uses. Parcels under Williamson Act contract within the project site and immediately adjacent to the project site are shown on Figure 4.

Phasing

It is anticipated that the project would be developed in several phases. The first phase will include approximately 218 acres of heavy industrial, 46 acres of public/quasi public uses including an 8 acre expo center and 24 acres of business/Industrial/professional (BIP). Phase one is located in the southeastern portion of the site, south of the McKinley Avenue extension. Phase two totals approximately 82 acres including the remaining 41 acres of BIP, and approximately half of the Commercial Mixed Use (CMU). Phase three will total approximately 315 acres consisting of low density residential as well as park and open space. The fourth phase will encompass the general commercial portion of the site, totaling approximately 108 acres. The fifth phase includes various densities of residential as well as commercial and industrial uses. Since these properties are either under Williamson Act contract or have existing uses, there are no immediate plans for development of these parcels, and will encompass the final phase of the project. A phasing summary is included in Table 1 and a phasing map is shown on Figure 5.

TABLE 1					
PHASING SUMMARY					
Phase	Estimated Start	Use	Acreage	Units	Square Feet
1	2010	BIP	23.6	0	359,806
		HI	218.5	0	4,758,930
		PQP – EXPO	8.0	0	121,968
		PQP – PARK	30.5	0	0
		PQP – OPEN SPACE	7.6	0	0
Subtotal			288.2	0	5,240,704
2	2012	CMU - OFFICE/COMM.	31.1	0	338,679
		CMU – RESIDENTIAL	10.3	229	0
		BIP	41.5	0	632,709
Subtotal			82.9	229	971,388
3	2013	LDR	285.3	1,455	0
		PARK	30.2	0	0
Subtotal			315.5	1,455	0
4	2018	GC	108.2	0	1,178,298
Subtotal			108.2	0	1,178,298
5	2020	CMU - OFFICE/COMM.	32.0	0	348,480
		CMU – RESIDENTIAL	10.6	233	0
		HI	28.5	0	620,730
		LDR	57.5	293	0
		MDR	61.1	610	0
		HDR	46.0	1,012	0
Subtotal			235.7	2,149	969,210
Total Summary					
		GC	108.2	0	1,178,298
		CMU - OFFICE/COMM.	62.9	0	684
		CMU – RESIDENTIAL	21.0	462	981
		BIP	65.1	0	0
		HI	247.0	0	5,379,660
		LDR	342.8	1,748	0
		MDR	61.1	610	0
		HDR	46.0	1,012	0
		PQP – EXPO	8.0	0	121,968
		PQP – PARK	30.5	0	0
		PQP – OPEN SPACE	7.6	0	0
		PARK	30.2	0	0
Total			1,030.4	3,832	8,357,422

Source: MacKay & Soms, November 2008

Environmental Effects

The technical sections of the Draft EIR will describe the existing conditions in the proposed project area and surrounding lands. The EIR will include a summary of relevant federal, state, and local laws and regulations, including City of Manteca General Plan policies. In each of the technical sections of the EIR, the EIR will describe the methods and standards of significance used for impacts of the project, including any assumptions that are important to understand the conclusions of the analysis. The standards for determining impact significance will be based on existing state and federal rules, regulations, and laws, City ordinances and policies, and past practices. The standards will be used both to determine whether an impact is significant and the effectiveness of recommended mitigation. Where available, the EIR will identify feasible mitigation measures for each significant impact. The mitigation measures will identify the specific actions to be taken, the timing of the action, and the parties responsible for implementation of the measure.

At this time, it is anticipated that the following issue areas will be addressed in the EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality (including drainage)
- Land Use
- Noise
- Public Services (including police services, fire services, schools, and libraries)
- Utilities and Service Systems (including water, wastewater, solid waste, electricity, and natural gas)
- Transportation/Traffic/Parking (including the proposed project's internal arterial circulation and connection to regional transportation networks)

During the scoping process, it may be determined that the proposed project would have a less-than-significant impact in one or more of the technical issue areas. Those technical discussions will be included in an Initial Study, which will be attached as an appendix to the Draft EIR. Based on conditions on the site, it is anticipated that the following issue areas will be addressed in the Initial Study:

- Hazards and Hazardous Materials
- Mineral Resources
- Population and Housing
- Recreation

Alternatives

The EIR will examine a range of potentially feasible alternatives to the proposed project. A discussion of alternatives considered but rejected without full analysis will also be included. At this time, it is anticipated that the range of potentially feasible alternatives could include:

- No-Project Alternative
- Reduced-Density/ Footprint Alternative
- Off-site Alternative

Requested Approvals

Implementation of the Austin Road Business Park and Residential Community project would require entitlements from the City of Manteca. Approvals required for the project include, but are not limited to the following:

- Certification of the EIR and Mitigation Monitoring Plan
- General Plan Amendments (as illustrated on Figure 3)

- Prezone
- Annexation

The project would also require approval by the San Joaquin County Local Agency Formation Commission of annexation of the project site to the City of Manteca. Other agencies that may issue approvals or permits for the project include but are not limited to the San Joaquin Valley Air Pollution Control District, the South San Joaquin Irrigation District, and the Central Valley Regional Water Quality Control Board.

Submitting Comments

To ensure that the full range of project issues of interest to responsible government agencies and the public are addressed, comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the environmental project managers at the following address by 5:00 p.m. on February 18, 2009.

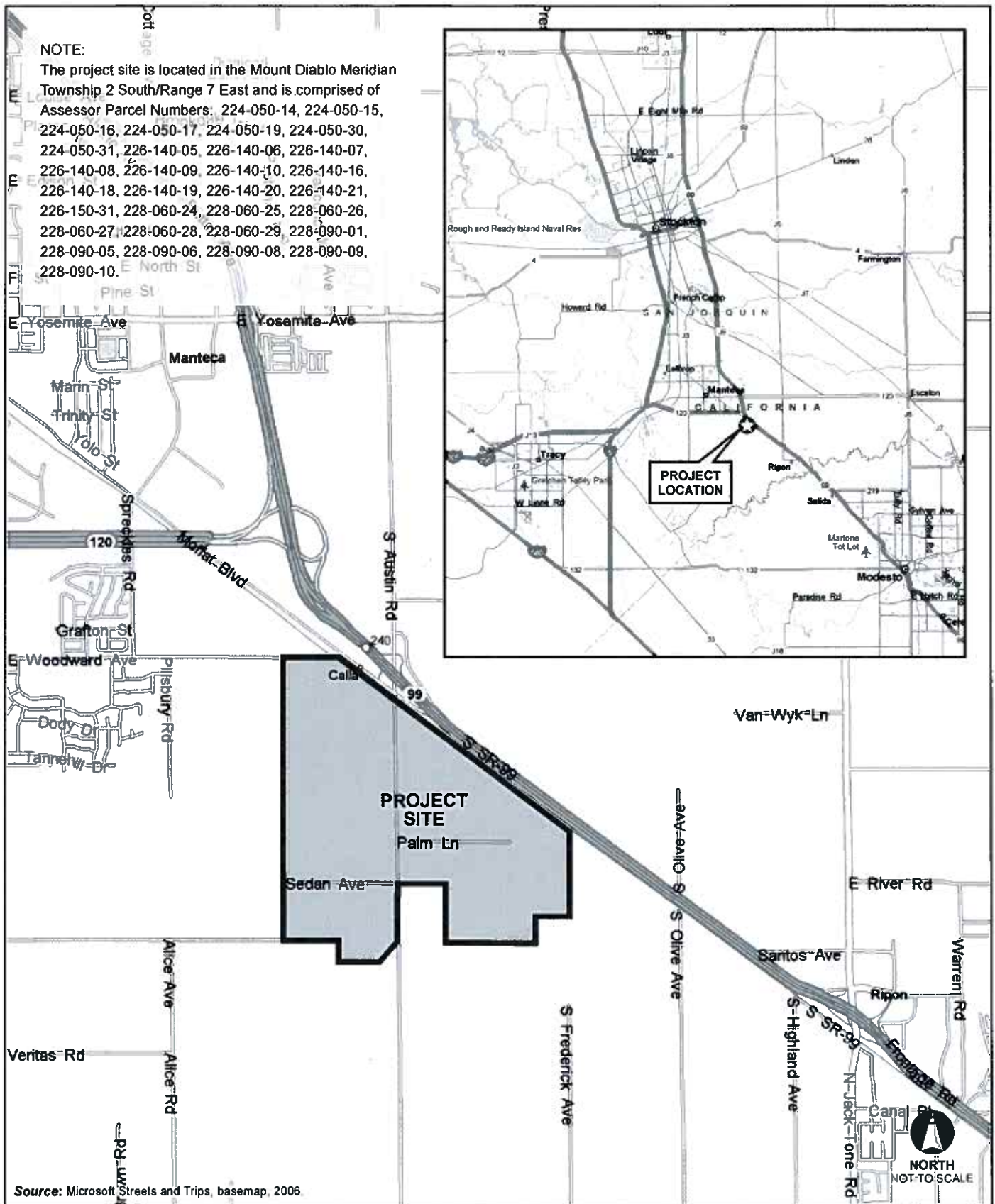
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All comments must include full name and address in order for staff to respond appropriately.

A public scoping meeting will also be held during this comment period on February 5, 2009 at City of Manteca Council Chambers at 4:00p.m. Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR.

NOTE:

The project site is located in the Mount Diablo Meridian Township 2 South/Range 7 East and is comprised of Assessor Parcel Numbers: 224-050-14, 224-050-15, 224-050-16, 224-050-17, 224-050-19, 224-050-30, 224-050-31, 226-140-05, 226-140-06, 226-140-07, 226-140-08, 226-140-09, 226-140-10, 226-140-16, 226-140-18, 226-140-19, 226-140-20, 226-140-21, 226-150-31, 228-060-24, 228-060-25, 228-060-26, 228-060-27, 228-060-28, 228-060-29, 228-090-01, 228-090-05, 228-090-06, 228-090-08, 228-090-09, 228-090-10.



Source: Microsoft Streets and Trips, basemap, 2006

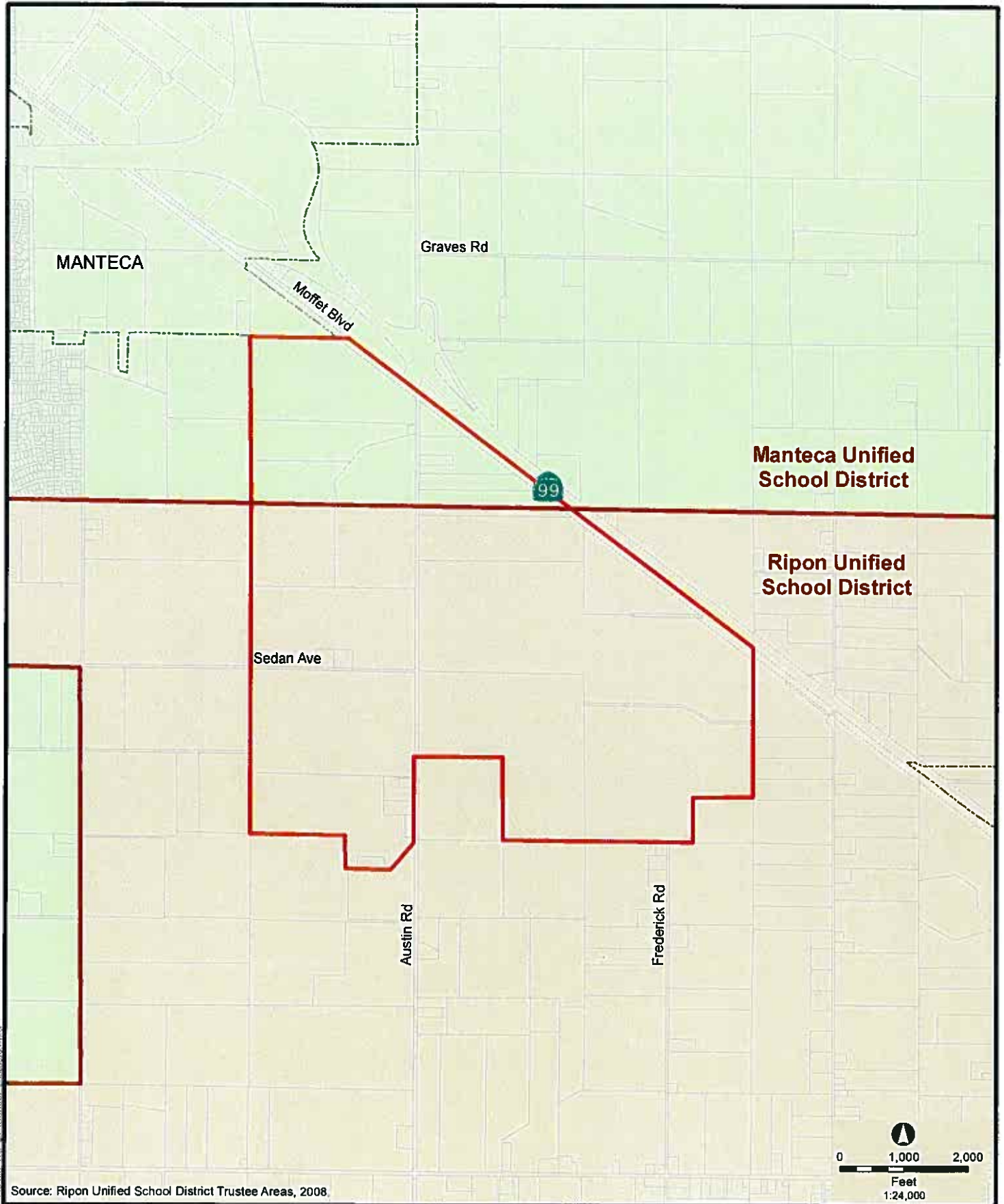
FIGURE 1
Project Location



0D5141300

Austin Road Business Park and Residential Community

08/15/07 10:32:11



Source: Ripon Unified School District Trustee Areas, 2008.

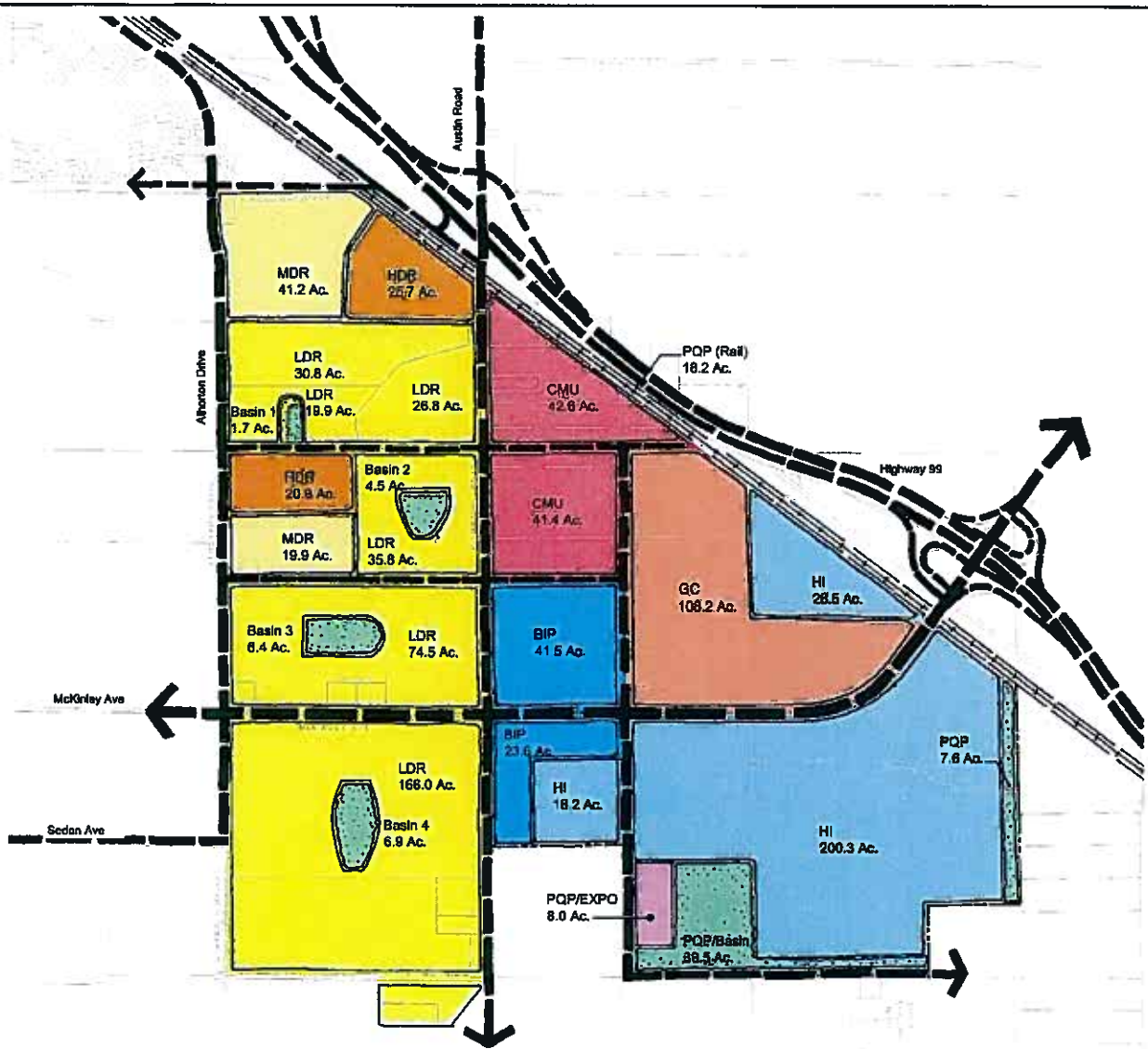
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FIGURE 2
School District Boundaries

D51413.00

Austin Road Business Park and Residential Community



Legend

Land Use	Gross Acreage	DU/Ac or FAR	Units/Sq.Ft.
General Commercial	108.2	.25 FAR	1,178,298 sq.ft.
Commercial Mixed Use - Office/Comm.	62.9	.25 FAR	684,981 sq.ft.
Commercial Mixed Use - Residential	21.0	22 du/ac	462 units
Business / Industrial / Professional	65.1	.35 FAR	992,515 sq.ft.
Heavy Industrial	247.0	.50 FAR	5,379,660 sq.ft.
Low Density Residential	342.8	5.1 du/ac	1,748 units
Medium Density Residential	61.1	10 du/ac	610 units
High Density Residential	46.0	22 du/ac	1,012 units
Public/Quasi-Public	46.1	.35 FAR	121,968 sq.ft. at EXPO
Detention / Park	20.5 ac		
Open Space	7.6 ac		
EXPO	8.0 ac		
Railroad Right-of-Way (POP)	18.2		
Future Pocket Parks (not shown)	10.8		
Dual Use Park/Basins	19.4		
Park/Basin 1	1.6 ac		
Park/Basin 2	4.5 ac		
Park/Basin 3	6.4 ac		
Park/Basin 4	6.9 ac		
	1,048.6 acres		8,357,422 sq.ft.
			3,832 units

Notes:

1. POP at railroad r.o.w. is part of annexation only. This area is not considered to be part of Business Park and Residential Community Project.
2. 10.8 acres of parks are assumed in Low Density Residential areas and are not shown on the plan, but are accounted for in the calculations.
3. Commercial Mixed Use is envisioned to consist of 25% office uses (226,044 sf), 25% apartment use (462 units) and 50% commercial uses integrated horizontally (458,937 sf).



NORTH
SCALE IN FEET

Source: Randall Planning & Design Inc., 2008.

FIGURE 3
Land Use Plan

0D5141300

Austin Road Business Park and Residential Community