

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #** 2013112049

## Project Title: Hat Ranch Project

Lead Agency: City of Manteca, Community Development Department Contact Person: John B. Anderson, Contract Planner  
Street Address: 1001 West Center Street Phone: (209) 456-8505  
City: Manteca Zip: 95337 County: San Joaquin County

**Project Location:** County: San Joaquin County City/Nearest Community: Manteca  
Cross Streets: Pillsbury Road and East Woodward Avenue Zip code: 95337  
Lat./Long/: 37 ° 45 ' 47.2 " N / 121 ° 12 ' 05.2 " W Total Acres: 184.4  
Assessor's Parcel No. 226-120-10, 226-120-11, 226-140-04 Section: 16 Twp: 2S Range: 7E Base: MDBM  
Within 2 miles: State Hwy#: SR-99, SR-120 Waterways: N/A  
Airports: N/A Railways: UPRR Schools: Walter E. Woodward Elementary School, Little Bambini's Preschool

## Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Development Agreement

## Development Type:

Residential: Units 739 Acres 151.7  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational Sq.ft. \_\_\_\_\_ Acres 16.4 Employees \_\_\_\_\_  
 Recreational Sq.ft. \_\_\_\_\_ Acres 16.2 Employees \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

## Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** The 184.4-acre project site is located in an unincorporated area of San Joaquin County, southeast of the City of Manteca limits, south of State Route (SR) 120 and west of SR 99. Currently, the site includes vineyards, a large barn, an office structure, a tree-lined driveway, and a 20,000 square-foot (sf) residence. The City of Manteca 2023 General Plan designates the project site as Urban Reserve-Low Density Residential (UR-LDR), Park (P), and Commercial Mixed Use (CMU). The San Joaquin County General Plan designates the site as Agricultural Urban Reserve (A/UR) and the site is zoned as AG-40.

**Project Description:** The proposed project consists of a residential community of approximately 739 dwelling units, two neighborhood parks, and a 16.4 acre elementary/middle school. In addition, the project would include landscaping, dedicated open space, and the construction of an internal roadway network, pedestrian and bicycle facilities, and a retention basin.

# Reviewing Agencies Checklist

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Emergency Services                       |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" type="checkbox"/> Office of Historic Preservation         |
| <input type="checkbox"/> California Highway Patrol                      | <input checked="" type="checkbox"/> Office of Public School Construction    |
| <input checked="" type="checkbox"/> Caltrans District # 10              | <input checked="" type="checkbox"/> Parks & Recreation                      |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Pesticide Regulation, Department of                |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input checked="" type="checkbox"/> Public Utilities Commission             |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> Reclamation Board                                  |
| <input type="checkbox"/> Coastal Commission                             | <input checked="" type="checkbox"/> Regional WQCB # 5S                      |
| <input type="checkbox"/> Colorado River Board Commission                | <input type="checkbox"/> Resources Agency                                   |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> S.F. Bay Conservation & Development                |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &           |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Mountains Conservancy                              |
| <input checked="" type="checkbox"/> Education, Department of            | <input type="checkbox"/> San Joaquin River Conservancy                      |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> Santa Monica Mountains Conservancy                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 2              | <input type="checkbox"/> State Lands Commission                             |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> SWRCB: Clean Water Grants                          |
| <input type="checkbox"/> Forestry & Fire Protection                     | <input checked="" type="checkbox"/> SWRCB: Water Quality                    |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> SWRCB: Water Rights                                |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Tahoe Regional Planning Agency                     |
| <input checked="" type="checkbox"/> Housing & Community Development     | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Integrated Waste Management Board              | <input checked="" type="checkbox"/> Water Resources, Department of          |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other:   |

## Local Public Review Period

Starting Date 1/22/2021 Ending Date 2/23/2021

**Lead Agency:** City of Manteca **Sponsor:** Richland Developers  
**Consulting Firm:** Raney Planning & Management, Inc. **Address:** 300 Lava Ridge Court #155  
**Address:** 1501 Sports Drive, Suite A **City/State/Zip:** Roseville, CA 95661  
**City/State/Zip:** Sacramento, CA 95834 **Phone:** ( 916 ) 782-3330  
**Contact:** Rod Stinson  
**Phone:** ( 916 ) 372-6100

**Signature of Lead Agency Representative:**  **Date:** 1/22/21

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.