Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2013112049

Project Title: Hat Ranch Project

Lead Agency: City of Manteca, Community Development Department

Contact Name: John B. Anderson, Contract Planner

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Project Location: Manteca (*City*) San Joaquin County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The 184.7-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 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 Agriculture-Urban Reserve (A/UR) and the site is zoned General Agriculture (AG-40).

The proposed project would be a master planned residential community of up to 738 single-family residences and half-plex units, two neighborhood parks, an elementary/middle school, and associated circulation improvements located on approximately 184.7 acres of land in unincorporated San Joaquin County and within the City of Manteca's SOI. The proposed project would require annexation to the City of Manteca, a General Plan Amendment, and Prezoning. The proposed project would also require a Tentative Map, a Development Agreement, and approval of the Design Review Guidelines.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the proposed project may result in impacts to the following CEQA topic areas: Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural/Tribal Cultural Resources; Geology, Soils, and Mineral Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Transportation. However, the Draft EIR includes mitigation measures that would sufficiently reduce impacts related to Biological Resources; Cultural/Tribal Cultural Resources; Geology, Soils, and Mineral Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; and Noise to a less-than-significant level.

The Draft EIR determined that the project would result in impacts to Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; and Transportation that would remain significant and unavoidable even after implementation of all feasible mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City received public comments related to the following areas of concern:

• Aesthetic impacts related to the reduction of visible horizon and shading;
• The conversion of agricultural land to urban uses;
• Construction and operational emissions of criteria pollutants and/or GHG emissions;
• Loss of plant and wildlife habitat;
• Potential impacts related to the inadvertent discovery of cultural, historical, or tribal resources at the project site;
• Demolition of the existing residence on-site;
• The potential for historic or future activities on or near the project site to result in the release of hazardous wastes/ substances, contaminated soils within the project site, and proper investigation of agricultural pesticide use within the project site;
• Impacts related to fire safety;
• Increased stormwater runoff causing soil erosion;
• Degradation of water quality in area waterways;
• Land use compatibility issues;
• Increase in population;
• Increase in ambient noise levels on surrounding residential areas;
• Potential increase in emergency response times;
• Potential increase in demand for utilities;
• Potential need to relocate and/or remove any electrical infrastructure;
• Increased traffic in the project vicinity; and
• Cumulative traffic impacts on the local and regional transportation system.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW);
California Department of Transportation (Caltrans);
Regional Water Quality Control Board (RWQCB);
San Joaquin Local Agency Formation Commission (LAFCo);
San Joaquin Valley Air Pollution Control District (SJVAPCD); and
United States Army Corps of Engineers (USACE).