

# 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: 184.7  
Assessor's Parcel No. 226-120-10, -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  Other: Approval of: Development Agreement,  
(Subdivision, etc.) Design Review Guidelines

## Development Type:

Residential: Units 738 Acres 152.4  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 16.1 acres  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational 16.2 acres  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 184.7-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).

**Project Description:** 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 Rezoning. The proposed project would also require a Tentative Map, a Development Agreement, and approval of the Design Review Guidelines.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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

### Local Public Review Period

Starting Date 9/8/2022 Ending Date 10/24/2022

Lead Agency: City of Manteca Applicant: 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: 9/8/22

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