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 #: _____

Project Title: Lumina Ranch

Lead Agency: City of Manteca, Community Development Department

Contact Name: Mark Niskanen, Contract Planner

Email: mark@jbandersonplanning.com Phone Number: (209) 456-8505

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

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

The Project site is located in the southwestern portion of the City of Manteca directly adjacent to the to the city limits. The Project site is immediately southwest of the intersection of Airport Way and Woodward Avenue. The Project site is bounded on the north by Woodward Avenue, on the east by Airport Way, on the south by an existing Reclamation District #2094 (RD2094) dry levee and existing agricultural fields, and on the west by the existing Terra Ranch Subdivision. Figures 1 and 2 show the Project's regional location and vicinity. The Project site is located within Sections 12 of Township 2 South, Range 6 East Mount Diablo Base and Meridian (MDBM). Figure 3 illustrates the project location on the USGS Manteca, California, 7.5-minute series quadrangle map.

The Project is a 183.46-acre site with several distinct planning boundaries including: 157.53 acres for development of a residential neighborhood, 19.11 acres with 15 inhabited residential units for annexation only, and 6.82 acres of existing right-of-way. The entitlements requested includes a minor General Plan Amendment to enable redesign of a Park, a Pre-zoning, Tentative Subdivision Map, Annexation, and Development Agreement. The residential development is anticipated to result in the construction of 827 residential units and 10.90 acres of parks. The right-of-way to be annexed would be developed to a City standard. The 19.11 acres of inhabited residential lots are not proposed for development.

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

The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. 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, Energy, 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, Tribal Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts. If significant impacts are identified, the EIR will include mitigation measures to reduce these impacts to a less-than-significant level, if feasible.

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 of Manteca has not yet received comments on the proposed project that raise issues or concern areas of controversy.

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

San Joaquin Local Agency Formation Commission (LAFCo) – Annexation and Detachment from Lathrop Manteca Fire District;
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
San Joaquin Council of Governments - SJCOG, Inc. (SJCOG) - Issuance of incidental take permit under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).
South San Joaquin Irrigation District - Irrigation Service Abandonment Agreements, Improvement Plan review and Board of Directors consideration.