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 #: 2021010265

Project Title: Lumina at Machado Ranch

Lead Agency: City of Manteca, Community Development Department

Contact Name: Mark Niskanen, Contract Planner

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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, immediately south of the city limit lines. 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 and an existing single-family residential subdivision, on the east by Airport Way, on the south by an existing Reclamation District #2094 dry levee and existing agricultural fields, and on the west by the existing single-family residential subdivisions.

he proposed Project includes annexation of 183.46 acres, and a Tentative Subdivision Map for the development of four phases on a single tentative subdivision map. The tentative subdivision map would result in the subdivision of 161.19 acres into 827 residential lots (100.46 acres), a centralized park totaling 10.87 acres (Lot F), plus 1.28 acres of levee access and pocket park (Lot G). Total parkland is 12.15 acres. Open space is also provided in the form of frontage landscaping strips and a well site (Lots A, B, C, D, I, L, M and N - 38,864 sf frontage landscaping, and Lot J – 28,049 sf for a well site and frontage landscaping). The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant.

See Chapter 2 of the Draft EIR for the complete description.

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

An Initial Study has been prepared for this Project. Impacts associated with Mineral Resources would not occur.

The Draft EIR examines most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics addressed in the Draft EIR include: Aesthetics, Agricultural Resources, Air Quality, Energy, Biological Resources, Cultural and Tribal Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation, Utilities, Wildfire, Cumulative Impacts, and Growth Inducing Impacts.

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Greenhouse Gases and Climate Change, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

See Chapter ES of the Draft EIR for a summary of the impacts and 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 following are topics of public concern or potential controversy that have become known to the City staff based on public input, known regional issues, and staff observations:

• Project impacts on regional stormwater, drainage, groundwater, and water quality;
• Short-term and long-term flood water, stormwater, and wastewater drainage and other hydrology-related backwater impacts on rural areas of south Manteca due to Project implementation, specifically the drainage areas in and along Walthall Slough and the South San Joaquin Irrigation District (SSJID) canals and pipelines;
• Flood and drainage impacts due to SB5 200-year levee modification/alignment;
• Climate change impacts related to potential volumes of channel flows expected to be in and along the South Delta Lower San Joaquin River System;
• Contaminated on-site soils due to the Project site's close proximity to roadways and historical past uses (i.e., agricultural);
• Demolition of on-site buildings or structures potentially containing lead-based paints, mercury, asbestos containing materials, and polychlorinated biphenyl caulk;
• Increased traffic on project area roadways including Woodward Avenue and Airport Way, and State highway facilities; and
• Annexation of the existing residences located in the Non-development Areas.

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

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

• 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);
• San Joaquin Flood Control Agency (SJFCA) – Potential improvements to the dry levee in the southwest corner of the Project site;
• South San Joaquin Irrigation District - Irrigation Service Abandonment Agreements, Improvement Plan review and Board of Directors consideration.