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 #: 2021100441

Project Title: North Manteca Annexation #1

Lead Agency: City of Manteca, Community Development Department

Contact Name: Lea C. Simvoulakis, Planning Manager

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

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

The proposed Project includes annexation of 202.81 acres, including approximately 175.67 acres for development and 27.14 acres with no development proposed. The proposed project includes a General Plan Amendment for the 175.67-acre development area to LDR and HDR uses, prezoning for R1 and R3, a Tentative Map to create 715 single family residential units and 200 multi-family residential units, 10.37 acres of neighborhood park, park/basin and open space, and 3.45 acres of the continuation of the Tide Water Bike Trail. The proposed Project anticipates a Development Agreement that will be negotiated between the City and Applicant.

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

See the EIR for detail.

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

Issues and controversy known to the Lead Agency include the following environmental topics:
-Agricultural Resources
-Air Quality
-Greenhouse Gas Emissions and Climate Change
-Energy
-Impact on affordable housing
-Noise
-Traffic
-Utilities and Service Systems

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.