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: Union Ranch North

Lead Agency: City of Manteca, Community Development Department

Contact Name: Lea C. Simvoulakis, Senior Planner

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

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

The principal objective of the proposed Project is the annexation of the Project site into the City of Manteca, and approval and subsequent development of the Project. The quantifiable objectives of the proposed Project include annexation of 133.18 acres, which includes a Development and Non-development Area.

The quantifiable objectives include the development of 465 single family residential units. The quantifiable objectives include the development of park, open space, and trail totaling approximately 9.44 acres for the development of park, open space, and trail, including 6.23 acres of neighborhood park, an additional one acre of upland play area, and 2.21 acres of the continuation of the Tide Water Bike Trail. The Project objectives also include the installation of new public roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping.

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.