

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: PA-2100133 (GP & ZR), PA-2100134 (SU), PA-2400234 (WV)

Lead Agency: San Joaquin County Community Development Department

Contact Name: Stephanie Stowers

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Project Location: Manteca, California San Joaquin
City *County*

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

This project includes 3 applications and 4 components: a General Plan Map Amendment & Zone Reclassification, a Major Subdivision, and a Waiver to result in the development of a residential subdivision of an existing 6.25-acre parcel within the Oakwood Shores Special Purpose Plan area.

The General Plan Map Amendment and Zone Reclassification propose to change the General Plan designation and zone from Commercial - Recreation (C/R & C-R) to Low Density Residential (R/L & R-L).

The Major Subdivision proposes to subdivide the project parcel into 32 Low-Density Residential parcels.

The Waiver application proposes to allow for development within the subdivision with reduced setbacks as follows:

- Reduce the required front setback from 20 feet to 12.5 feet;
- Reduce the required interior side yard setback from 5 feet to 4 feet; and
- Reduce the required street side yard setback from 20 feet to 15 feet.

The subdivision would be served by the Oakwood Lake Water District with public water, sewer, and storm drainage.

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

None

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

None

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

San Joaquin County Department of Public Works
San Joaquin County Environmental Health Department
San Joaquin Council of Governments
Lathrop Manteca Fire