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 #: 2019039160

Project Title: Yosemite Greens

Lead Agency: City of Manteca

Contact Name: Tendai Mtunga

Email: tmtunga@ci.manteca.ca.us Phone Number: 209-456-8524

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

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

This is a recirculated IS/MND. The proposed project includes development of 99 residential units, associated amenities, and infrastructure improvements. Although the project site currently includes a total of 13.20 gross acres, the Lot “A” Basin would be separated by a Lot Line Adjustment. With 99 units on 12.14 gross acres, the proposed density would be approximately 8.15 units/gross acre, which is within the density range provided by the City of Manteca General Plan (8.1 to 15.0 units/gross acre). The typical lot size would be approximately 43 by 75 feet. As part of the proposed project, all existing structures within the project site (e.g. barn buildings) would be demolished and associated infrastructure removed, including any septic tanks, leach fields, and wells on-site, per City of Manteca requirements.

The project site borders an existing residential parcel (APN 200-130-03), located to the southwest of the project site. This residence would remain upon development of the proposed project.

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

The project's potentially significant effects include: Agriculture and Forestry Resources; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Land Use and Planning; Hydrology & Water Quality; Noise; Public Services; Transportation.

See the mitigation measures within the IS/MND.

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

N/A

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

Responsible Agencies: Central Valley Regional Water Quality Control Board (CVRWQCB), San Joaquin Valley Air Pollution Control District (SJVAPCD), San Joaquin Council of Governments (SJCOG).