

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Lumina Ranch

Lead Agency: City of Manteca

Mailing Address: 1001 W. Center Street

City: Manteca

Zip: 95337

Contact Person: Mark Niskanen, Contract Planner

Phone: (209) 456-8505

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Manteca

Cross Streets: of Airport Way and Woodward Avenue

Zip Code: 95337

Lat. / Long.: _____° _____' _____" N/ _____° _____' _____" W

Total Acres: 183.46

Assessor's Parcel No.: _____

Section: 12

Twp.: 2

Range: 6

Base: MDBM

Within 2 Miles: State Hwy #: SR 120, I-205

Waterways: _____

Airports: _____

Railways: _____

Schools: Manteca Unified

Document Type:

CEQA:

- ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

- ☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

NEPA:

- ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other:

- ☐ Joint Document
☐ Final Document
☐ Other _____

Local Action Type:

- ☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

- ☐ Specific Plan
☐ Master Plan
☒ Planned Unit Development
☒ Site Plan

- ☐ Rezone
☒ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

- ☒ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other _____

Development Type:

- ☒ Residential: Units 827 Acres 153.53
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational
☒ Recreational 10.9 acres of park (two parks)

- ☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Reclamation District #2094

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Other <u>Green House Gas Emissions</u> | | | |

Present Land Use/Zoning/General Plan Designation:

GP: LDR, CMU, C, NC; No zoning, outside city limits

Project Description: (please use a separate page if necessary)

The Project is a 183.46-acre site with several distinct planning boundaries including: 157.53 acres for development of a residential neighborhood, 19.11 acres with 15 inhabited residential units for annexation only, and 6.82 acres of existing right-of-way. The entitlements requested includes a minor General Plan Amendment to enable redesign of a Park, a Pre-zoning, Tentative Subdivision Map, Annexation, and Development Agreement. The residential development is anticipated to result in the construction of 827 residential units and 10.90 acres of parks. The right-of-way to be annexed would be developed to a City standard. The 19.11 acres of inhabited residential lots are not proposed for development.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Planning (Headquarters)	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>
<input type="checkbox"/> Coastal Commission	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	
<input checked="" type="checkbox"/> Office of Emergency Services	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 22, 2021 Ending Date February 23, 2021

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Lane, Suite 106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Steve McMurtry
Phone: (916) 580-9818

Applicant: City of Manteca
Address: 1001 W. Center Street
City/State/Zip: Manteca, CA 95337
Phone: (209) 456-8505

Signature of Lead Agency Representative: _____

Date: 1/22/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.