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: Wackerly Annexation

Lead Agency: City of Manteca

Contact Name: Tendai Mtunga, Associate Planner

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

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

The proposed project includes the annexation of the project site into the City of Manteca from San Joaquin County and development of 60 single-family homes and storm drainage basin on the 13.08-acre site. The project also includes associated circulation and infrastructure improvements throughout the project site. The proposed 60 single-family residential units will be located within 60 separate lots throughout the project site. Lot sizes would range from 4,614 square feet (sf) to 10,835 sf. The average lot size throughout the project site is approximately 50 feet by 100 feet. The project would be served by existing City water, sewer, and storm drainage infrastructure.

This document will be used by the City of Manteca to take the following actions:

- Adoption of the Mitigated Negative Declaration (MND);
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Manteca pre-zoning;
- Annexation approval;
- Approval of improvement plans;
- Approval of grading plans;
- Approval of building permits;
- Approval of future site plan and design review;

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

Potentially significant impacts were identified for the following areas: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Tribal Cultural Resources, and Utilities and Service Systems.

See the MND for the list of mitigation measures, and the IS for the associated analysis.

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.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

• Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
• RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved 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;
• San Joaquin Council of Governments (SJCOG) – Review of project application to determine consistency with the San Joaquin County Multi-Species Habitat, Conservation, and Open Space Plan (SJMSCP).