

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: Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project

Lead Agency: City of Manteca

Contact Name: Sol Jobrack, Associate Planner

Email: soljobrack@manteca.gov

Phone Number: (209) 456-8574

Project Location: Manteca, San Joaquin

City

County

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

The approximately 23.08-acre project site is located southwest of the intersection of West Yosemite Avenue and South Airport Way in the City of Manteca, California. The project site currently includes a mix of industrial and commercial uses, as well as single-family residences. The City of Manteca General Plan designates the project site as Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR). The site is zoned Light Industrial (M1), Planned Development (PD), Limited Multiple-Family Dwelling (R2), and CMU.

The Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project (proposed project) would include a General Plan Amendment (GPA) to change the General Plan land use designation of the project site from I, CMU, PQP, and MDR to CMU, as well as a rezone from M1, PD, CMU, and R-2 to CMU. The proposed GPA and rezone would result in a net increase of CMU land uses, and a net decrease of I, PQP, and MDR land uses within the City's General Plan planning area. Under the proposed land use/zoning designations, the maximum development potential of the site is 251,341.2 square feet (sf) of commercial uses and 519 residential units. Development of the project site is not currently proposed.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, mitigation measures include use of only electric hearths and zero-volatile organic compound (VOC) materials in future on-site residences; coverage under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); preconstruction surveys and avoidance measures for special-status species; an aquatic resources delineation of the project site; application for and adherence to Section 401 and 404 permits; implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site during construction activities; preparation of a Phase I Environmental Site Assessment (ESA) and Phase II ESA, as well as associated remediation based on the results of the reports; assessments for and appropriate abatement of hazardous substances within any existing structures or buildings proposed for demolition; and preparation of a project-level noise assessment.

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

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects within the City include:

- adverse impacts on wildlife habitat;
- increased traffic congestion;
- increased greenhouse gas emissions;
- adverse health effects related to increased air pollutants, including toxic air contaminants;
- increased urban runoff from new impervious surfaces; and
- increased noise near sensitive receptors during construction.

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

- California Department of Fish and Wildlife (CDFW);
- San Joaquin Valley Air Pollution Control District (SJVAPCD);
- Regional Water Quality Control Board (RWQCB);
- U.S. Army Corps of Engineers (USACE); and
- San Joaquin Council of Governments (SJCOG).