

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 # 2021010265

Project Title: Lumina at Machado Ranch

Lead Agency: City of Manteca Contact Person: Mark Niskanen, Contract Planner
 Mailing Address: 1001 W. Center Street, Suite 201 Phone: (209) 456-8505
 City: Manteca Zip: 95337 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca
 Cross Streets: Airport Way and Woodward Avenue Zip Code: 95337
 Lat. / Long.: 37 ° 46 ' 20.2 " N / 121 ° 15 ' 23.8 " W Total Acres: 183.46
 Assessor's Parcel No.: See Chapter 2 of DEIR Section: 12 Twp.: 2 Range: 6 Base: MDBM
 Within 2 Miles: State Hwy #: SR 120 Waterways: Oakwood Lake
 Airports: N/A Railways: UPRR Schools: Sierra, Veritas, Nile G.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit Neg Dec Other

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

Residential: Units 827 Acres 153.53 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational 12.15 acres of park Hazardous Waste: Type _____
 Other: Reclamation District #2094

Project Issues Discussed in Document:

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

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 proposed Project includes annexation of 183.46 acres, and a Tentative Subdivision Map for the development of four phases on a single tentative subdivision map. The tentative subdivision map would result in the subdivision of 161.19 acres into 827 residential lots (100.46 acres), a centralized park totaling 10.87 acres (Lot F), plus 1.28 acres of levee access and pocket park (Lot G). Total parkland is 12.15 acres. Open space is also provided in the form of frontage landscaping strips and a well site (Lots A, B, C, D, I, L, M and N - 38,864 sf frontage landscaping, and Lot J - 28,049 sf for a well site and frontage landscaping).

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".


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| <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 October 8, 2021 Ending Date November 22, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Manteca</u>
Address: <u>1020 Suncast Lane, Suite 106</u>	Address: <u>1001 W. Center Street, Suite 201</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Manteca, CA 95337</u>
Contact: <u>Steve McMurtry</u>	Phone: <u>(209) 456-8505</u>
Phone: <u>(916) 580-9818</u>	

Signature of Lead Agency Representative:  Date: 10/5/21

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