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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: 144-490 Quintal Road Project

Lead Agency: City of Manteca

Contact Name: Toben Barnum

Email: tbarnum@manteca.gov Phone Number: (209) 456-8517

Project Location: Manteca San Joaquin County

City *County*

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

The proposed project is located at 144, 292, 301, and 490 Quintal Road in Manteca, California on an approximately 59.19 acre site. The project proposes to construct 818 residential units including: 672 multi-family for-rent apartments, 48 for-sale two-family units, and 98 single-family for-sale homes. The project would also include an approximately 1.93 acre public open space and associated parking onsite as well as other amenities such as a dog park, game lawn, and club house. Additionally, the project would construct improvements to adjacent streets, on and offsite utility infrastructure, driveways, frontage improvements, landscaping, and a detention basin.

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 resources: Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Greenhouse Gas, Land Use and Planning, Noise, Transportation, Utilities and Service Systems, and Mandatory Findings of Significance. Potentially significant impacts to Biological Resources was mitigated with the inclusion of a mitigation measure requiring avoidance of nesting birds and requiring pre-construction nesting bird survey if avoidance is not possible (Section 3.4). Potentially significant impacts to Agricultural and Forestry Resources, Air Quality, Energy, Greenhouse Gas, Land Use and Planning, Noise, Transportation, Utilities and Service Systems, and Mandatory Findings of Significance will be further analyzed in the focused EIR.

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

The City of Manteca is not aware of any known controversy related to the proposed project. This IS/NOP will constitute the announcement of the proposed project and will be circulated for a 30-day public review period to solicit comments from the public and agencies. Comments received during the review period will be considered by the City prior to certification of this IS/NOP and the focused EIR and prior to project approval.

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

-Caltrans District #10
-Regional Water Quality Control Board #5
-State Water Resources Control Board
-California Department of Fish and Wildlife Region #2
-Native American Heritage Commission
-Bay Area Air Quality Management District
-Department of Toxic Substances Control