

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

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Phone Number: (209) 456-8517

Project Location: Manteca

City

San Joaquin County

County

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

The Project involves the development of 672 multi-family for-rent apartments, 48 for-sale two-family units, and 98 single-family for-sale homes on an approximately 59.19-acre vacant site. The Project would also construct a 1.93-acre public open space, resident-serving amenities for the multi-family components, improvements to the adjacent streets, on and offsite utility infrastructure, parking, driveways, and landscaping. The Project is requesting a General Plan Amendment to re-designate approximately 38.5 acres of the Project site as High Density Residential and the remaining 20.7 acres as Low Density Residential. Additionally, the Project is requesting to rezone approximately 38.5 acres of the Project site to R-3 for the multi-family and two-family homes, and the remaining 20.7 acres of the site to R-1 for the single-family uses.

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 and mitigated to a less than significant level for the following resources with the implementation of Project-specific mitigation measures and/or policies and actions from the City of Manteca General Plan Update EIR:

- Agriculture and Forestry Resources: Project-Specific MM AG-1: Payment of Agricultural Mitigation Fee
- Biological Resources: Project-Specific MM BIO-1: Avoid Disturbance of Nesting Birds
- Cultural Resources: General Plan Update Action RC-11j: Inadvertent Discovery of Historic or Prehistoric Archaeological Artifacts
- Geology and Soils: General Plan Update Action RC-10j: Inadvertent Discovery of Unique Paleontological Resources
- Noise: General Plan Update Policy S-6.7: Acoustical Analysis, General Plan Update Action S-6c: Construction Noise, General Plan Update Action S-6j: Groundborne Vibration
- Tribal Cultural Resources: General Plan Update Action RC-11j: Inadvertent Discovery of Historic or Prehistoric Archaeological Artifacts

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 areas of controversy related to the proposed project. This Tiered ISMND 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 adoption of this Tiered ISMND and project approval.

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

- Caltrans District #10
- Regional Water Quality Control Board #5
- San Joaquin Valley Air Pollution Control District
- San Joaquin Council of Governments
- Central Valley Farmland Trust