

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 #

Project Title: 144-490 Quintal Road Project

Lead Agency: City of Manteca Contact Person: Toben Barnum
 Mailing Address: 1215 W. Center Street, Suite 201 Phone: (209) 456-8517
 City: Manteca Zip: 95337 County: San Joaquin County

Project Location: County: San Joaquin County City/Nearest Community: Manteca
 Cross Streets: E. Atherton Drive, S. Main Street Zip Code: 95337

Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ' 50.56 " N / 121 ° 12 ' 40.61 " W Total Acres: 59.19

Assessor's Parcel No.: 224-040-52, 224-040-07, 224-040-06, 224-040-11 Section: 9 Twp.: 2S Range: 7E Base: Mount Diablo

Within 2 Miles: State Hwy #: 120 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Lincoln Elementary and Manteca High School

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: _____
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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 818 Acres 59.19
 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: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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 Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant; Zoning: Mixed Use Commercial; General Plan Designation: Commercial Mixed Use and Medium Density Residential

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 21, 2024 Ending Date September 19, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services Inc.</u>	Applicant: <u>Quarterra Multifamily</u>
Address: <u>2999 Oak Road, Suite 800</u>	Address: <u>492 9th Street, Suite 300</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Oakland, CA 94607</u>
Contact: <u>Anna Radonich</u>	Phone: <u>(415) 975-4980</u>
Phone: <u>(925) 285-6541</u>	

Signature of Lead Agency Representative: Toben Barnum Digitally signed by Toben Barnum
Date: 2024.08.15 11:35:42 -0700 Date: 8/21/2024

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