

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# 2019039079

Project Title: Valencia Apartments

Lead Agency: City of Manteca Contact Person: Adam Paszkowski
Mailing Address: 1001 W. Center Street Phone: (209) 456-8523
City: Manteca Zip: 95337 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca
Cross Streets: Lakeside Ave / W Atherton Dr Zip Code: 95337
Lat. / Long.: 37 ° 46 ' 52.9 " N / 121 ° 13 ' 24.7 " W Total Acres: 19.58
Assessor's Parcel No.: 224-021-14 and 224-021-15 Section: 8 Twp.: 2S Range: 7E Base: MDBM
Within 2 Miles: State Hwy #: SR 99 Waterways: N/A
Airports: N/A Railways: UPRR Schools: Veritas, Sequoia

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 [] FONSI

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:

[x] Residential: Units 428 Acres _____ [] 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 _____ [] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

GP: Commercial Mixed Use; Zoning: Mixed Use Commercial

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

The proposed project includes development of 428 multifamily residential units, associated amenities, and infrastructure improvements on the 19.58-acre project site. The 428 residential units would be located within 18 separate buildings throughout the site. The project would include a total of 42 studio units, 140 one bedroom and one bathroom units, 222 two bedroom and two bathroom units, and 24 three bedroom and two bathroom units. The proposed amenities include two community centers, two pools, two associated pool buildings, two family areas/tot lots, and two dog parks. The project would be served by existing City water, sewer, and storm drainage infrastructure.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3 - 15 - 2019

SCH COMPLIANCE

4 - 15 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 3
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
X SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
X Delta Protection Comm
X Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans# 10
Trans Planning
Other
Education
Food & Agriculture
X HCD
JES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

2019039079

SCH#:

Please forward late comments directly to the Lead Agency

AQMD/APCD 28

(Resources: 3, 16)

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".

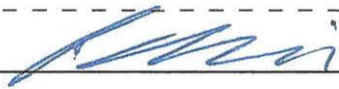
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 10 | <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 # 5S |
| <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 # 2 | <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"/> Integrated Waste Management Board | Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other _____ |
| <input checked="" type="checkbox"/> Office of Emergency Services | |

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

Starting Date March 15, 2019 Ending Date April 15, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>Boyce Resources</u>
Address: <u>1020 Suncastr Lane Suite 106</u>	Address: <u>1309 Mirassou Drive</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Manteca, CA 95336</u>
Contact: <u>Steve McMurtry</u>	Phone: <u>(209) 239-4014</u>
Phone: <u>(916) 580-9818</u>	

Signature of Lead Agency Representative:  **Date:** 3/13/19

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