

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 # 2019039160

Project Title: Yosemite Greens

Lead Agency: City of Manteca Contact Person: Tendai Mtunga
Mailing Address: 1001 West Center Street Phone: 209-456-8524
City: Manteca Zip: 95337 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca
Cross Streets: Crom Street and Airport Way Zip Code: 95337
Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ' 13.06" N / 121 ° 15 ' 4.48 " W Total Acres: 12.14
Assessor's Parcel No.: 200-130-01, 200-130-02 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: CA-120 Waterways: N/A
Airports: N/A Railways: ACE Train Schools: See Attachment

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:
[ X ] 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 [ X ] Site Plan [ X ] Land Division (Subdivision, etc.) [ X ] Other: Lot Line Adjust.

Development Type:

[ X ] Residential: Units 99 Acres 12.14
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Governor's Office of Planning & Research
AUG 27 2019
STATE CLEARINGHOUSE

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

Present Land Use/Zoning/General Plan Designation:

Present Land Use: cattle farm/Zoning: Limited Multi-Family Dwelling (R2)/GP Designation: Medium Density Residential (MDR).

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

The proposed project includes development of 99 residential units, associated amenities, and infrastructure improvements. Although the project site currently includes a total of 13.20 gross acres, the Lot "A" Basin would be separated by a Lot Line Adjustment. With 99 units on 12.14 gross acres, the proposed density would be approximately 8.15 units/gross acre, which is within the density range provided by the City of Manteca General Plan (8.1 to 15.0 units/gross acre). The typical lot size would be approximately 43 by 75 feet. As part of the proposed project, all existing structures within the project site (e.g. barn buildings) would be demolished and associated infrastructure removed, including any septic tanks, leach fields, and wells on-site, per City requirements. A rezone from R2 to Planned Development (PD) would be included as part of the project.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 23 - 2019

SCH COMPLIANCE 9 - 12 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 2/3
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 10
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
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.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

NOTE: Shortened Review

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

SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 28
(Resources: 8 / 24)

**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".

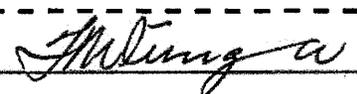
- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                         | <input checked="" type="checkbox"/> Pesticide Regulation, Department of      |
| <input checked="" type="checkbox"/> Caltrans District #10                  | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                  | <input checked="" type="checkbox"/> Regional WQCB #5S                        |
| <input type="checkbox"/> Caltrans Planning                                 | <input type="checkbox"/> Resources Agency                                    |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #2                  | <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 checked="" 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 checked="" 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 23, 2019 Ending Date September 12, 2019

-----  
**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</u>
City/State/Zip: <u>El Dorado Hills, CA</u>	City/State/Zip: <u>Manteca, CA 95337</u>
Contact: <u>Steve McMurtry</u>	Phone: <u>209-456-8524</u>
Phone: <u>(916) 580-9818</u>	

-----  
**Signature of Lead Agency Representative:**  **Date:** 8/19/2019

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