

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Joaquin
Address: 44 North San Joaquin Street, Suite 260
Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1215 W. Center St., Suite 201
Manteca, CA 95337
Contact: Jesus R Orozco, Deputy Director
Phone: 209-456-8516

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024080853

Project Title: 144-490 Quintal Road Project GPA-22-66, REZ-22-91, SPC-22-67, SDJ-22-68

Project Applicant: Quarterra, ATTN: Tyler Wood, 492 9th St., Ste 300, Oakland, CA 94607

Project Location (include county): 144,292,301,490 E Quintal Rd., 224-040-52,06,07,11 San Joaquin Co.

Project Description:

Amendment to the previously approved Conditions of Approval. Project consists of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Site Plan Review on four adjacent parcels. Proposed is an 818-unit residential development, consisting of 672 multifamily units, 48 duet homes, 98 single-family homes, and 1.93 acres of public open space. General Plan Amendment (GPA) request is to amend the City General Plan Land Use Map designation on all properties in the project to match the proposed land uses. Tentative Subdivision Map (SDJ) will divide the four subject parcels into 148 parcels.

This is to advise that the City of Manteca has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/03/2024 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project. Tiered from Manteca General Plan Update EIR (SCH # 2020019010)
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Manteca Development Services Department, 1215 W. Center St., Ste 201, Manteca, CA 95337

Signature (Public Agency): Jesus R. Orozco Title: Deputy Director of Development Services
Jesus R. Orozco

Date: December 9, 2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011