



# CITY OF MANTECA

---

## DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF PUBLIC REVIEW PERIOD  
AND NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE  
DECLARATION (MND)  
FOR THE YOSEMITE MIXED USE CONVERSION (BATCHED GPAS SITE 5) PROJECT**

Notice is hereby given that the City of Manteca, as lead agency, has prepared an Initial Study / Mitigated Negative Declaration (MND) for the Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project (proposed project). The MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the City of Manteca has prepared this Notice of Intent (NOI) to Adopt an MND to provide responsible agencies and other interested parties with notice of the availability of the MND and to solicit comments and concerns regarding the environmental issues associated with the proposed project.

**PROJECT TITLE:** Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project

**PROJECT LOCATION:** The project site is located southwest of the intersection of West Yosemite Avenue and South Airport Way in the western portion of the City of Manteca. The approximately 23.08-acre project site is identified by Assessor's Parcel Numbers (APNs) 241-300-04, -05, -06, -07, -67, -68, -71, -74, -75, and -76. The project site currently includes a mix of industrial and commercial uses, as well as single-family residences. Surrounding existing land uses include commercial uses and undeveloped land to the north; commercial uses and single-family residences to the east, agricultural uses to the south; and agricultural uses and the Manteca Wastewater Treatment Plant (WWTP) to the west. The City of Manteca General Plan designates the project site as Industrial (I), Commercial Mixed Use (CMU), Public/Quasi-Public (PQP), and Medium Density Residential (MDR). The site is zoned Light Industrial (M1), Planned Development (PD), Limited Multiple Family Dwelling (R-2), and CMU.

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project would include a General Plan Amendment (GPA) to change the General Plan land use designations of the project site from I, CMU, PQP, and MDR to CMU, as well as a rezone from M1, PD, CMU, and R-2 to CMU. The proposed GPA and rezone would result in a net increase of CMU land uses, and a net decrease of I, PQP, and MDR land uses within the City's General Plan planning area. Under the proposed land use/zoning designations, the maximum development potential of the site is 251,341.2 square feet (sf) of commercial uses and 519 residential units. Development of the project site is not currently proposed.

**APPLICANT:**

City of Manteca  
ATTN: Development Services Department  
1215 West Center Street, Suite 201  
Manteca, CA 95337

**PUBLIC REVIEW PERIOD:** The MND prepared for this project is available for download at the link below from the City’s website under the heading “Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project.”

<https://www.manteca.gov/departments/development-services/planning-beta/planning-documents/-folder-206>

Written comments on the MND will be accepted during the **30-day public review period commencing April 10<sup>th</sup>, 2026 and ending May 11<sup>th</sup>, 2026 at 5:00 PM**. Written comments on the MND must be directed to:

City of Manteca, Development Services Department  
ATTN: Sol Jobrack, Associate Planner  
1215 West Center Street, Suite 201  
Manteca, CA 95337  
(209) 456-8574  
[sjobrack@manteca.gov](mailto:sjobrack@manteca.gov)