

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
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SCH # [ ]

Project Title: Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project

Lead Agency: City of Manteca, Development Services Department Contact Person: Sol Jobrack, Associate Planner
Street Address: 1215 West Center Street, Suite 201 Phone: (209) 456-8574
City: Manteca Zip: 95337 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca
Cross Streets: West Yosemite Avenue and Airport Way Zip code: 95337
Lat/Long: 37 47.6 N 121 15.185 W Total Acres: 23.08
Assessor's Parcel No: 241-300-04, -05, -06, -07, -67, -68, -71, -74, Section: 1 Twp: 2S Range: 6E Base: MDBM -75, and -76
Within 2 miles: State Hwy#: 120 Waterways: N/A
Airports: N/A Railways: UPRR, ACE Schools: Brock Elliot Elementary, George McParland Elementary, Lathrop Elementary, Sequoia Elementary, Stella Brockman Elementary, Sierra High School

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] 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 519 Acres 17.31 [ ] Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[x] Commercial: Sq.ft. 251,341.2 Acres 5.77 Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Educational [ ] Waste Treatment: Type MGD
[ ] Recreational [ ] Hazardous Waste: Type
[ ] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: 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 project site currently includes a mix of industrial and commercial uses, as well as single-family residences. 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), CMU, and Limited Multiple-Family Dwelling (R2).

Project Description: The Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project (proposed project) would include a General Plan Amendment (GPA) to change the General Plan land use designation of the project site from I, CMU, PQP, and MDR to CMU, as well as a rezone from M1, PD, CMU, and R2 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.

## 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".

<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 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 checked="" 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 & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input 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 & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

## Local Public Review Period

Starting Date April 10, 2026 Ending Date May 11, 2026

Lead Agency: City of Manteca Applicant: City of Manteca, Development Services Department

Consulting Firm: Raney Planning & Management, Inc. Address: 1215 West Center Street, Suite 201

Address: 1501 Sports Drive, Suite A City/State/Zip: Manteca, CA 95337

City/State/Zip: Sacramento, CA 95834 Phone: ( 209 ) 456-8574

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: April 9, 2026

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.