



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) FOR THE YOSEMITE SQUARE SUBDIVISION PROJECT

Notice is hereby given that the City of Manteca, as lead agency, has prepared a MND for the Yosemite Square Subdivision 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 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 Square Subdivision Project

PROJECT LOCATION: The project site is located at 1992 East Yosemite Avenue, 719 South Austin Road, 791 South Austin Road and 1071 South Austin Road, in the eastern portion of the City of Manteca, California. The 137.2-acre project site, identified by Assessor's Parcel Numbers 228-020-32, -33, -37, 40, is comprised entirely of agricultural land, and currently consists of an almond orchard.

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 subdivide the four existing parcels of the project site into a total of 814 single-family residential lots. The proposed project would also include the development of approximately 7.7 acres of parks and recreational facilities, public and private streets, a pedestrian sidewalk system, stormwater retention features, and the construction of required on- and off-site street and utility connections to serve the project site and surrounding areas. The proposed project would require the approval of a General Plan Amendment, Master Plan Amendment, and Tentative Subdivision Map.

APPLICANT: Integral Communities
500 La Gonda Way, Suite 102
Danville, CA 94526

PUBLIC REVIEW PERIOD

The MND prepared for this project is available for download from the City's website at <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/default.aspx>, under the heading "Planning Division Documents."

Written comments on the MND will be accepted during the **20-day public review period commencing July 15, 2022 and ending August 3, 2022 at 5:00 PM**. Written comments on the MND must be directed to:

Lea Simvoulakis, Planning Manager
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