

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 #

Project Title: Mattos Ranch Subdivision Phase 2

Lead Agency: City of Newman Contact Person: Michael E. Holland
Mailing Address: 938 Fresno Street Phone: 209-862-3725
City: Newman Zip: 95360 County: Stanislaus

Project Location: County: Stanislaus and Merced City/Nearest Community: Newman
Cross Streets: SR 33 Zip Code: 95360
Longitude/Latitude (degrees, minutes and seconds): 37 ° 18 ' 19 " N / 121 ° 01 ' 04 " W Total Acres: 20.1
Assessor's Parcel No.: 026-016-048, 026-016-015, 026-016-016 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR 33 Waterways: Newman Waste Way, Central Coast Irrigation District
Airports: n/a Railways: Southern Pacific Railroad Schools: Yolo Middle, Orestimba

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 [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 [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 43 Acres 6.1 [] Transportation: Type
[] Office: Sq.ft. Acres Employees [] Mining: Mineral
[X] Commercial: Sq.ft. 107,000 Acres 11.8 Employees 195 [] Power: Type MW
[] Industrial: Sq.ft. Acres Employees [] Waste Treatment: Type MGD
[] Educational: [] Hazardous Waste: Type
[] Recreational: [] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agriculture, Residential, Commercial/Newman Zoning - (C-8), Merced County Zoning - (A-1)/Newman GP - Community Commercial

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

The proposed project consists of Phase 2 of the Mattos Ranch Subdivision, involving a General Plan Amendment (Community Commercial to Medium Density Residential), a Rezone from Highway Commercial (C-8) to Planned Development (PD), and a Vesting Tentative Tract Map to subdivide 6.1 acres into 43 single-family residential lots. The proposed project would also be amending the designation and zoning of the site in the City of Newman Highway 33 Specific Plan Update (January 2022). The proposed project also includes a conceptual commercial component adjacent to the east of the residential component, which includes 11.8 acres of commercial uses: six commercial spaces, six restaurant spaces, 540 parking spaces, 100,000 square feet of landscaping, and a two-acre storm drain basin.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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| <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 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 #10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input 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 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input 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 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 March 1, 2023 Ending Date March 30, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>George Souza</u>
Address: <u>601 Abrego Street</u>	Address: <u>2101 Hallowell Road</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Newman, CA 95360</u>
Contact: <u>Shoshana Lutz, Associate Planner</u>	Phone: <u>209-678-2288</u>
Phone: <u>831-649-1799</u>	

Signature of Lead Agency Representative:  Date: 28 FEB 23

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