

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), the City of Newman has undertaken environmental review for the proposed Mattos Ranch Subdivision Phase 2, and intends to adopt a Mitigated Negative Declaration. The City of Newman invites all interested persons and agencies to comment on the proposed Mattos Ranch Subdivision Phase 2 Mitigated Negative Declaration.

- Lead Agency:** City of Newman
- Project Location:** 2135, 2205, and 2215 N Street (State Route 33) in the City of Newman
- Project Description:** 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.
- Public Review Period:** Begins—March 1, 2023
Ends – March 30, 2023
- Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:** City Hall, Community Development Department: 938 Fresno Street, Newman, CA 95360
City Library: 1305 Kern St, Newman
City Website: www.cityofnewman.com
- Address Where Written Comments May be Sent:** Michael Holland
P.O. Box 787
Newman CA 95360
mholland@cityofnewman.com
- Public Hearing:** Date: April 20, 2023
Time: 7:00 PM
Location: 938 Fresno Street, Newman CA 95360