

Notice of Determination

To: Office of Land Use and Climate Innovation
1400 Tenth Street, Suite 100
Sacramento, CA 95814

County Clerk
San Joaquin County
44 North San Joaquin Street, Second Floor, Suite 260
Stockton, CA 95202

From: City of Manteca
Development Services Department
1215 West Center Street, Suite 201
Manteca, CA 95337
Sol Jobrack, Associate Planner
(209) 456-8574

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2026040460

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

Project Applicant: City of Manteca

Project Location: Southwest of the West Yosemite Avenue/Airport Way Intersection, Manteca, CA 95337 (Assessor's Parcel Numbers [APNs]: 241-300-04, -05, -06, -07, -68, -74, -75, and -76)

Project Description:

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), and Medium Density Residential (MDR). The site is zoned Light Industrial (M1), Planned Development (PD), CMU, and Limited Multiple-Family Dwelling (R2).

The Yosemite Mixed Use Conversion (Batched GPAs Site 5) Project would include a General Plan Amendment (GPA) to change the General Plan land use designation of the project site from I, CMU, 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.

This Notice of Determination is to advise that the City of Manteca (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 18, 2026 and has made the following determination regarding the project:

1. The project (☐ will ☒ will not) have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the general public at:
<https://www.manteca.gov/departments/development-services/planning-beta/planning-documents/-folder-206>

Signature (Public Agency): [Signature] Title: ASSOCIATE PLANNER

Date: 8/19/2026 Date received for filing at OPR: 8/19/2026

Filed Doc #: 39-08192026-246

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: jstevens

