



# CITY OF MANTECA

## DEVELOPMENT SERVICES DEPARTMENT

### NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (MND) FOR THE 369 SOUTH AUSTIN ROAD PROJECT

Notice is hereby given that the City of Manteca, as lead agency, has prepared an Initial Study / Mitigated Negative Declaration (MND) for the 369 South Austin Road 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.

The Planning Commission of the City of Manteca will hold a public hearing to be scheduled at a later date, in the City Council Chambers located at 1001 West Center Street, Manteca, CA 95337, to consider the project listed below. A separate notice will be published.

**PROJECT TITLE:** 369 South Austin Road Project (General Plan Amendment No. GPA-23-116, Rezone No. REZ-23-117, and Tentative Parcel Map No. TPM-23-119)

**PROJECT LOCATION:** 369 South Austin Road. (APN) 228-020-50.

**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 includes a General Plan Amendment from the existing land use designation of Very Low Residential (VLDR) to Low Density Residential (LDR), a Rezone from Residential Estates (R-E) to One-Family Dwelling (R-1), and a Tentative Parcel Map to facilitate the subdivision of a 0.74-acre site located at 369 South Austin Road (APN: 228-020-50). The proposed entitlements would allow the creation of four (4) residential parcels for the development of four (4) single-family dwellings and one (1) additional parcel (Parcel A) that would be dedicated for future right-of-way improvements.

**APPLICANT:**

Mr. John Nama, Ms. Rakshana Kareem, and Mr. Satya Pappur  
1145 Clay Court  
Fremont, CA 94536

**PUBLIC REVIEW PERIOD**

The MND prepared for this project is available for download at the link below from the City's website at under the heading "Initial Study for 369 South Austin Road":

<https://www.manteca.gov/247/Planning-Documents>

Written comments on the MND will be accepted during the **30-day public review period commencing August 27, 2026 and ending September 28, 2026 at 5:00 PM**. Written comments on the MND must be directed to:

City of Manteca, Development Services Department

ATTN: Mr. David Ruby, AICP, Senior Planner  
1215 West Center Street, Suite 201  
Manteca, CA 95337  
(209) 456-8561  
[druby@manteca.gov](mailto:druby@manteca.gov)

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By Deputy: aambriz



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