



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

### Notice of Intent to Adopt a Mitigated Negative Declaration for the Airport Business Centre Project

**Lead Agency:** City of Manteca  
1001 West Center Street  
Manteca, CA 95337

**Project Title:** Airport Business Centre Project

**Project Location:** The Airport Business Centre project site (project site) is located at 2803 N. Airport Way (APN: 198-200-140). The project site is bound by Airport Way and farmland directly east, Riella Farms to the north, and undeveloped land within the Master Plan area to the west and south. There are rural residential properties located adjacent to the project site, to the east of Airport Way, and there is an existing age-restricted "55+" residential community (located approximately 0.25 miles southeast of the project site, at its closest location). In addition, light industrial/commercial land uses are planned to be developed adjacent to the project site to the west and south, within the boundaries of the Northwest Airport Way Master Plan.

**Project Description:** The proposed Airport Business Centre project (proposed project) would develop the Airport Business Centre, a "last-mile" e-commerce facility with a building size of approximately 141,360 square feet, on a 23.5-acre parcel. "Last-mile" delivery is the last leg of the delivery process which starts from the distribution center or hub to the end user's doorsteps. The last mile delivery usually ranges from a few blocks to 50 or even 100 miles. "Last-mile" e-commerce facilities (such as the proposed project) are distribution centers that represent the last leg of the supply chain for goods delivery, where goods are brought into a warehouse to be adequately packaged and then next sent to the consumer. Heavy-duty delivery trucks would transport good from other warehouses in the logistics chain to the proposed project building (i.e. warehouse). Walk-in delivery vans would be used for product distribution from the proposed project building to the consumer.

**Findings/Determination:** The City of Manteca has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with the incorporation of mitigations, with substantial supporting evidence provided in the Initial Study. The City of Manteca hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**Public Review Period:** A 30-day public review period for the Mitigated Negative Declaration/Initial Study will commence on April 2, 2021, and will end on May 3, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/Initial Study should be sent to the attention of Associate Planner Mallorie Fenrich at 1001 West Center Street, Manteca, CA 95337 by 5:00 PM on Monday, May 3, 2021. Copies of the Mitigated Negative Declaration/Initial Study are available for review online.

**Document Availability:** Copies of the Initial Study/Mitigated Negative Declaration are available for review online at: <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>