



# CITY OF MANTECA

COMMUNITY DEVELOPMENT  
DEPARTMENT

## Notice of Intent to Adopt a Mitigated Negative Declaration for the 320 Airport Way Subdivision Project

**Lead Agency:** City of Manteca  
1215 West Center Street, Suite 201  
Manteca, CA 95337

**Project Title:** 320 Airport Way Subdivision Project

**Project Location:** The Project site is approximately 13.2 acres located in the western portion of the City of Manteca, north of State Route (SR) 120, in San Joaquin, California. The Project site is identified as Assessor's Parcel Number (APN) 200-140-26 by the San Joaquin County Assessor's Office. The Project site is bound by Airport Way to the west, a single-family residence and a park (i.e., Manteca Golf Course) to the north, undeveloped land to the east, and a single-family residence to the south. The Project site is also bounded to the north by a future single-family subdivision (i.e. Yosemite Greens). The surrounding land uses are low-density residential and light industrial to the west, medium-density residential and park uses to the north, medium-density residential to the east, and high-density residential to the south. The surrounding land is mostly undeveloped aside from the single-family residences, light industrial, and golf course.

**Project Description:** The proposed Project includes up to 123 residences, which would be comprised of attached duplexes and some detached single-family homes (it should be noted that the final unit count may be reduced to fewer than 123 residences). The Project site contains approximately 12.8 gross developable acres, and the density of the Project site would be up to approximately 9.6 units/acre. The typical lot size will be 30 feet by 70 feet or 2,100 square feet. The maximum footprint of the residences would be 70% of the lot size. All existing structures within the Project site would be demolished, and the associated infrastructure removed, including any septic tanks, leach fields, and wells on-site, per City of Manteca requirements.

**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 December 22, 2021, and will end on January 22, 2022 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 Tendai Mtunga at 1215 West Center Street, Suite 201, Manteca, CA 95337 by 5:00 PM on Friday January 22, 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>