



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

### Notice of Intent to Adopt a Mitigated Negative Declaration for the Dutra Property Subdivision Project

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

**Project Title:** Dutra Property Subdivision Project

**Project Location:** The Project site includes approximately 39.49 acres located in the southern portion of the City of Manteca, south of State Route (SR) 120, in San Joaquin, California. The Project site is identified as Assessor's Parcel Number (APN) 226-170-08 (Portion), 226-170-12, -13, -14, -15, -16, -17, -18 by the San Joaquin County Assessor's Office. Within the Project site, there is a 34.6 acres Development Area, a 3.11 acre Non-Development Area, and an estimated 60 feet of right of way frontage on Oleander Avenue and Peach Road.

**Project Description:** The proposed Project includes the annexation of 39.49 acres of land into the City of Manteca for the subdivision and development of 197 residential units, construction of a 2.92-acre Park/Basin, installation of frontage/entry landscaping, expansion of an existing storm drainage basin, and retention of two lots that have existing residential homes along Oleander Avenue. The density would be approximately 5.7 units/acre, with typical lot sizes of 50 feet by 80 feet or 4,000 square feet. The existing residential structures within the Development area would be retained. Residences would front on Oleander Avenue, consistent with the existing residential orientation along the street. Access to the subdivision will occur from the east along Oleander Avenue, and from the south along Peach Road. Within the Non-Development Area, the proposed Project would have no new development. The existing six residential homes on five lots would remain intact. This area has an existing density that ranges from .21 acre lots to 1.35 acre lots. These parcels are designated Low Density Residential under the City of Manteca General Plan, and would receive a pre-zoning of R-1. Within the Right-of-Way annexation Area, approximately 60 feet of roadway would be annexed and developed to a City of Manteca standard. Within the roadway, it is anticipated there will be underground utility improvements to serve the proposed Project. This may include connections for the Non-development Area for city services. The annexation will include detachment from the Lathrop Manteca Fire District.

There is an Alternative Site Plan for the Development Area, that is largely the same as the proposed Tentative Map. This Alternative Site Plan would result in the same number of units (197 residential units), but would not include a proposed roadway extending from the western side of the Project site through to Airport Way. As a result, the park/basin would be enlarged to 3.55 acres. Internal circulation and lot layout would otherwise be largely the same as under the proposed Project.

**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 July 8, 2022, and will end on August 8, 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 Lea Simvoulakis, Planning Manager at 1215 West Center Street, Suite 201, Manteca, CA 95337 by 5:00 PM on August 8, 2022. 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>