



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration for the Airport Plaza Project

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

Project Title: Airport Plaza Project

Project Location: The Airport Plaza Project (“proposed project”) proposes to develop approximately 3 acres located in the western portion of the City of Manteca (Assessor’s Parcel Number [APN] 202-020-140-000). The project is located at 2060 West Lathrop Road at the southeast corner of South Airport Way and West Lathrop Road. The project parcel is located within the Neighborhood Commercial land use designation.

Project Description: The proposed project would consist of a 3,410-square-foot convenience store, a 2,500-square-foot quick-service restaurant, two full-service restaurants (2,092 square feet and 1,908 square feet), a gas station with 16 fueling positions, a 5,734-square-foot retail building, and a drive-through car wash. A total of 108 parking spaces would be provided and primary access to the site would be provided by three driveways: one with full access on Airport Way, one with right-in/right-out only access on Lathrop Road, and one with full access on Lathrop Road. The project would also include new landscaping including trees, shrubs, and ground cover.

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 mitigation measures, 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 September 19, 2023, and will end on October 19, 2023, 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 Senior Planner Mallorie Fenrich at 1215 West Center Street, Suite 201, Manteca, CA 95337, or by email to mfenrich@manteca.gov, by 5:00 PM on October 19, 2023.

Document Availability: Copies of the Initial Study/Mitigated Negative Declaration are available for review at the City’s Development Services Department at 1215 W. Center Street, Suite 201, and online at:
<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206>

