



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration for the SOMA Apartments Project

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

Project Title: SOMA Apartments Project

Project Location: The Project site is 10.32 acres located in the central portion of the City of Manteca, south of State Route 120, in Manteca, California. The Project site is identified as Assessor's Parcel Numbers (APNs) 224-040-09 and -04, by the San Joaquin County Assessor's Office. The Project site is bound by E. Atherton Drive to the north, S. Main Street to the west, a single-family residential neighborhood to the south and east, and vacant land to the east.

Project Description: The proposed Project includes a 210-apartment complex consisting of studios, one-, two-, and three-bedroom dwelling units, as well as a community center, dog park and pool. The Project would include 50 percent site coverage and the density of the Project would be approximately 21 units/acre. The apartment buildings would be two and three stories with a maximum height of 45 feet. All the buildings fronting S. Main Street and E. Atherton Drive are proposed to be two stories tall. 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 November 23, 2022, and will end on December 23, 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 Toben Barnum at 1215 West Center Street, Suite 201, Manteca, CA 95337 by 5:00 PM on Thursday December 23, 2022. Copies of the Mitigated Negative Declaration/Initial Study are available for review online and at the City Planning Dept Office.

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>