



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

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

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

Project Title: Indelicato Property Subdivision Project

Project Location: The Project site includes approximately 40 acres located in the northern portion of the City of Manteca, east of Airport Way, in San Joaquin, California. The Project site is identified as Assessor's Parcel Number (APN) 204-100-520, by the San Joaquin County Assessor's Office. The Project site is bound by Airport Way to the west, a single-family residential neighborhood to the south and east, and agricultural land to the north. The Project site is generally flat and has historically been farmed for both orchard (Almonds) or row crop. Currently the western half of the Project site is orchard, while the eastern half is row crop. There are a variety of irrigation facilities on the Project site that support the agricultural operation, as well as minor agricultural ditches. There are no structures on the Project site, but there are overhead power lines located on the western side of the Project site along Airport Way.

Project Description: The proposed Project includes the annexation of 40 acres of land into the City of Manteca for the subdivision and development of 173 residential units, construction of a 3.03-acre Park/Basin (Lot A), and installation of frontage/entry landscaping. The residential density is approximately 4.3 units/acre, with typical lot sizes of 50 feet by 100 feet or 5,000 square feet (81 lots), and 60 feet by 100 feet (92 lots). Each lot would contain a two-car garage and two driveway parking spaces. All facilities would be removed, including wells, irrigation facilities, and electric lines, per City of Manteca standards and specifications. Residences would back on Airport Way, consistent with the existing residential orientation along the street. Access to the subdivision will occur from two locations on the west site of the subdivision along Airport Way. The internal circulation design includes roadway stubs to access the property to the north in accordance with the City's requirements. The annexation will include detachment from the Lathrop Manteca Fire District.

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 7, 2023, and will end on May 8, 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 Deputy Director-Planning, Lea C. Simvoulakis at 1215 West Center Street, Suite 201, Manteca, CA 95337 by 5:00 PM on May 8, 2023. 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.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-340>