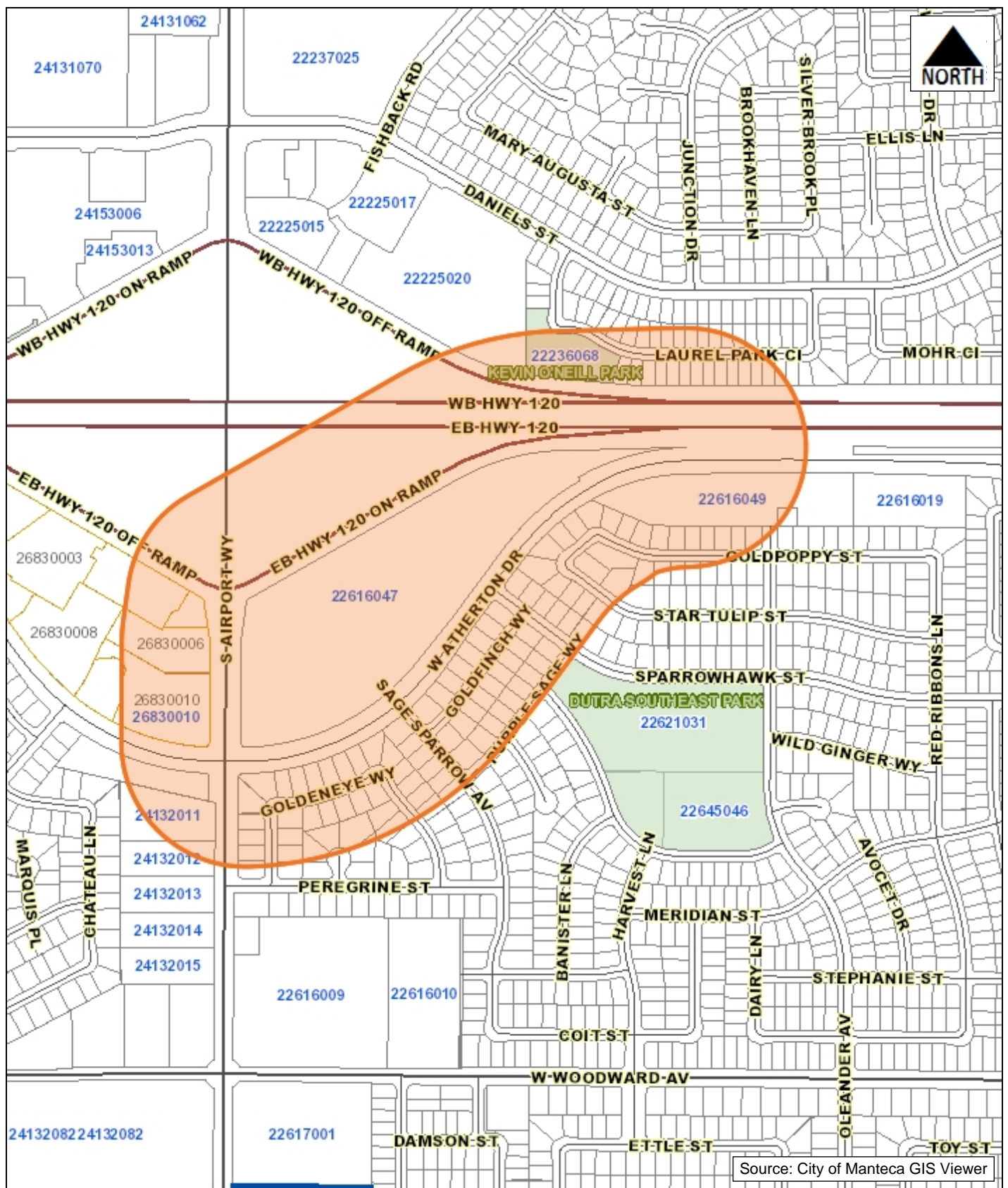


Notice of Intent to Adopt a Mitigated Negative Declaration For The Woodspring Suites 120 Retail Project

- Lead Agency:** City of Manteca – City Hall
1001 West Center Street
Manteca, CA 95337
- Project Title:** Woodspring Suites 120 Retail Project
- Project Location:** The project site includes approximately 18.4 acres located in the City of Manteca, south of State Route (SR) 120, in San Joaquin County, California. The site is identified by the following San Joaquin County Assessor’s Parcel Number (APN): 226-160-47. The project site’s street address is 1450 S Airport Way.
- Project Description:** The proposed project, called Woodspring Suites 120 Retail Project, proposes retail, commercial and restaurant development that includes 12 separate buildings and associated parking located at the intersection of West Atherton Drive and South Airport Way. The proposed development will be divided into three parcels:
- Parcel 1, located to the west, will include 58,000 square feet of general retail, 13,900 square feet of restaurants, and a convenience store/gas station with 12 fueling stations.
 - Parcel 2, located in the center, will be developed with a 4-story, 122 room hotel.
 - Parcel 3, located to the east, will be developed with a car dealership.
- The project would be served by existing City water, sewer, and onsite storm drainage infrastructure.
- 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 hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.
- Public Review Period:** A 30-day public review period for the Initial Study / Mitigated Negative Declaration will commence on March 22, 2024 and will end on April 22, 2024 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study / Mitigated Negative Declaration should be sent to the attention of Scott Speer, Associate Planner, and must be received at 1215 West Center Street, Ste 201, Manteca, CA 95337, by 5:00 PM on April 22, 2024. Copies of the Initial Study / Mitigated Negative Declaration can be reviewed at the City of Manteca Development Services Department, located at 1215 West Center Street, Ste 201, Manteca, CA 95337, during normal business hours, and online at: <https://www.manteca.gov/departments/development-services/planning/planning-division-documents/>

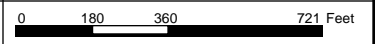


Woodspring Suites 120 Retail Project

500' Noticing Buffer

CITY OF MANTECA
1001 W. CENTER ST
MANTECA, CA 95337

Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



3/20/2024