

**Notice of Intent to Adopt a
Mitigated Negative Declaration for the
Wackerly Annexation Project**

- Lead Agency:** City of Manteca – City Hall
1001 West Center Street
Manteca, CA 95337
- Project Title:** Wackerly Annexation Project
- Project Location:** The project site includes approximately 13.08 acres located in the south-central portion of the City of Manteca, south of State Route 120, in San Joaquin County, California. The site is identified by the following San Joaquin County Assessor's Parcel Number: 226-170-03
- Project Description:** The proposed project includes the annexation of the project site into the City of Manteca from San Joaquin County and development of 60 single-family homes and storm drainage basin on the 13.08-acre site. The project also includes associated circulation and infrastructure improvements throughout the project site. The proposed 60 single-family residential units will be located within 60 separate lots throughout the project site. Lot sizes would range from 4,614 square feet (sf) to 10,835 sf. The average lot size throughout the project site is approximately 50 feet by 100 feet. The project would be served by existing City water, sewer, and 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 July 24, 2019 and will end on August 23, 2019 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 Tendai Mtunga, Associate Planner, and must be received at 1001 West Center Street, Manteca, CA 95337, by 5:00 PM on August 23, 2019. Alternatively, you can email comments to: tmtunga@ci.manteca.ca.us. Copies of the Initial Study / Mitigated Negative Declaration can be reviewed at the City of Manteca City Hall, located at 1001 West Center Street, Manteca, CA 95337, during normal business hours, and online at:
- <https://www.ci.manteca.ca.us/CommunityDevelopment/Planning/Documents.aspx>