



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration for the Tesoro RV Storage Project

Lead Agency: City of Manteca
1001 West Center Street
Manteca, CA 95337

Project Title: Tesoro RV Storage Project

Project Location: The 13.63-acre Project site (Project site) is located at 1821 E. Woodward Avenue (APN: 224-050-35). This project is bordered to the north by Moffat Blvd., to the south by Woodward Ave., to the west by Atherton Drive and the east is a triangular shape which is a resultant of the way Woodward Ave. terminates into Moffat Blvd.

The Project site is currently vacant, but contained four buildings located within the central and southeastern portions of the Project site that have been removed. The Project site is generally flat, with an elevation range for the entire Project site of approximately 39 to 48 feet above sea level. The Project site is surrounded by agricultural, residential, and light industrial/commercial land uses.

Project Description: The Tesoro Boat and RV Storage project is proposing to build a 2,400 sq. ft. office building and 532 recreational vehicle facility storage. The storage facility will be full service with an office building, vehicle cleaning station, vehicle dumping station, propane filling and air filling station. The facility is expected to accommodate approximately 532 vehicles when fully occupied. This project will be conditioned to install frontage improvements along Woodward Avenue. Vehicular ingress and egress will be along Atherton Drive. As part of the proposed Project, there will be a stormwater basin at the eastern corner of the Project site where Woodward Avenue terminates into Moffat Blvd. The applicant is also exploring the possibility of installing approximately 300,000 square feet of solar arrays within the boundary of the Project site that would produce power for a nearby City water facility. The financial feasibility of the solar component of this project is still being evaluated, but is considered part of the project description.

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 20-day public review period for the Mitigated Negative Declaration/Initial Study will commence on June 23, 2021, and will end on July 13, 2021 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 Tendai Mtunga at 1001 West Center Street, Manteca, CA 95337 by 5:00 PM on Monday, July 13, 2021. 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.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>