



CITY OF WATSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
250 MAIN STREET • WATSONVILLE, CA 95076
TELEPHONE: (831) 768-3050 • www.cityofwatsonville.org

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
100 MANABE OW ROAD INDUSTRIAL
PROJECT**

NOTICE IS HEREBY GIVEN that the City of Watsonville (the City) has prepared an Initial Study to evaluate the environmental impacts of the proposed 100 Manabe Ow Road Industrial Project, described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: City of Watsonville, Community Development Department
250 Main Street
Watsonville, CA 95076
Contact: Matt Orbach, Principal Planner
(831) 768-3075 or matt.orbach@watsonville.gov

PUBLIC REVIEW PERIOD: The Initial Study and Proposed Mitigated Negative Declaration are available for public review at the following locations:

- Watsonville Public Library, 275 Main St., Suite 100, Watsonville, CA 95076
- Online under the “Planning Documents → Projects → 100 Manabe Ow Road → Environmental Review” page of the City’s website:
<https://www.cityofwatsonville.org/DocumentCenter/Index/157>

The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day review period beginning **Wednesday, May 24, 2023, and ending Friday, June 23, 2023**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail, fax or email to:

City of Watsonville
Community Development Department
Attn: Matt Orbach, Principal Planner 250
Main Street
Watsonville, CA 95076
E-mail: matt.orbach@watsonville.gov

PUBLIC MEETINGS: Meetings at which actions will be undertaken are listed below. The Watsonville City Council is the decision-making body responsible for adopting the proposed Mitigated Negative Declaration and approving the proposed project. The Watsonville Planning Commission will make a recommendation to the City Council on the proposed Mitigated Negative Declaration and the proposed project.

Planning Commission
Monday, July 10, 2023, 6:00 PM
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Please note that agendas are subject to change. Please contact the Community Development Department at (831) 768-3050 or the City's website at:

<https://www.cityofwatsonville.org/195/Planning-Commission> to confirm the hearing dates.

LOCATION OF PROJECT:

100 Manabe Ow Road. Assessor's Parcel Number (APN): 018-711-38

SUMMARY PROJECT DESCRIPTION: The 13.4-acre project site is currently vacant and is located at 100 Manabe Ow Road (APN 018-711-38) at the southwest corner of the intersection of Manabe Ow Road and Ohlone Parkway in the southwest portion of the City. The project proposes to construct a rectangular shaped one-story industrial warehouse structure totaling 175,760 square feet, which includes 10,000 square feet of office space half of which is proposed to be located on an interior mezzanine level. The Manabe Ow Road frontage area would be landscaped and includes two stormwater retention/detention basins. In addition to the primary development site, the project also includes the stockpiling of fill soil and use of an access route on a separate vacant property located directly east of the development site on the east side of Ohlone Parkway.

The project lies within the boundaries of the existing Manabe Ow Business Park and is therefore subject to conformance with the provisions of the Manabe Ow Business Park Specific Plan. The future tenant and thus specific use of the building is speculative at this time, but the proposed warehouse is anticipated to function as a distribution facility that operates 24 hours per day, Monday through Sunday (7 days per week). Future uses could include warehousing/storage for dry goods, truck trailer/container storage, or other uses permitted by the Specific Plan.

The proposed building has space for 41 truck docks, located at the rear of the building. The project includes a Condition of Approval that only allows nine (9) dock packages (the kits containing the doors that allow the docks to be utilized) to be installed with the initial construction of the building. Additional dock packages may be added for the future building tenant(s), however, the Condition of Approval states that any future proposal to increase the number of dock doors would require additional permitting and subsequent CEQA review.

Please contact Matt Orbach, Principal Planner, at matt.orbach@watsonville.gov or 831-768-3075 if you have questions regarding this notice.