

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
*U.S. Mail:* Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Santa Cruz  
 Address: 701 Ocean Street Room 520  
Santa Cruz, CA 95060

**From:**

Public Agency: City of Watsonville, Community  
 Address: 250 Main Street  
Watsonville, CA 95076  
 Contact: Matt Orbach, Principal Planner  
 Phone: 831-768-3075

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): 2023050606

Project Title: 100 Manabe Ow Road Industrial Project

Project Applicant: CA/FSRE Watsonville Industrial, L.L.C.

Project Location (include county): 100 Manabe Ow Road, Watsonville, CA 95076 (Santa Cruz County)

**Project Description:**

The project involves the construction of a rectangular one-story industrial warehouse structure totaling 175,760 square feet, which includes 10,000 sq. ft. of office space half of which is proposed to be located on an interior mezzanine level, located at 100 Manabe Ow Road. Overall development includes drive aisles, parking areas, landscaping, stormwater retention facilities, and a City access road for maintenance. The future tenant and thus specific use of the building is speculative at this time.

This is to advise that the City of Watsonville has approved the above  
 Lead Agency or  Responsible Agency)

described project on 08/01/2023 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cityofwatsonville.org/DocumentCenter/Index/157>

Signature (Public Agency): \_\_\_\_\_ Title: Principal Planner

Date: 08/02/2023 Date Received for filing at OPR: \_\_\_\_\_