

CITY OF MANTECA  
COMMUNITY DEVELOPMENT DEPARTMENT  
1001 W. CENTER STREET  
MANTECA, CA 95337

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Manteca has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for the Pillsbury Neighborhood Shopping Center project. The City of Manteca is the Lead Agency for this project under the California Environmental Quality Act (CEQA).

The project proposes to subdivide a 4.67-acre parcel at the southeast corner of Pillsbury Road and Woodward Avenue in southern Manteca into three parcels. Commercial development is proposed on two of parcels, consisting of a fueling station with a convenience store and quick-serve restaurant in a 7,600-square foot building. On a second parcel, a commercial/retail building of approximately 9,045 square feet is proposed. The third parcel is proposed for future unspecified commercial development.

The IS/MND analyzes the potential environmental effects of the project in accordance with CEQA and the State CEQA Guidelines. Based on this analysis, the IS/MND finds that the project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The City has agreed to the mitigation measures and these measures will be adopted by the City of Manteca. There are no sites identified under Section 65962.5 of the Government Code located on or near the project site.

The IS/MND is available for public review at the Manteca Community Development Department at the address shown below and at the City's website:

<https://www.manteca.gov/departments/development-services/planning/planning-division-documents/-folder-206>

The City will accept public and agency comments on the IS/MND during a 30-day review period that will begin on April 17, 2025 and end on May 19, 2025. Comments may be submitted by mail or e-mail as shown below:

City of Manteca  
Community Development Department  
Attn: Toben Barnum, Associate Planner  
1215 W. Center Street, Suite 201  
Manteca, Ca 95337  
[tbarnum@manteca.gov](mailto:tbarnum@manteca.gov)

After completion of the public review, the Planning Committee will consider adoption of the IS/MND and approval of the proposed project at their regularly scheduled meeting on June 16, 2025 at the address shown above.



Toben Barnum, Associate Planner  
City of Manteca