



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration for the Manteca Self Storage Project

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

Project Title: Manteca Self Storage Project

Project Location: The 5.64-acre Project site (Project site) is located at 2430 West Atherton Drive (APN: 241-320-57). This project is bordered to the north and east by West Atherton Drive, and to the south and east by existing residences. Additionally, Bella Terra Drive abuts a portion of the southern boundary of the Project site from the south, (perpendicular to the southern boundary of the Project site). The Project site is currently vacant, containing ruderal grasses. The Project site is generally flat, with an elevation range for the entire Project site of approximately 23 to 28 feet above sea level.

Project Description: At full buildout, the Manteca Self Storage project is proposing to build nine (9) approximately 20-foot tall storage buildings, containing approximately 844 total individual storage units, and one (1) office building (the office building would be located within Building D).

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 30-day public review period for the Mitigated Negative Declaration/Initial Study will commence on June 3, 2021, and will end on July 5, 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 Assistant Planner Toben Barnum at 1001 West Center Street, Manteca, CA 95337 by 5:00 PM on Monday, July 5, 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>