Filed Doc #: 39-08242022-275 08/24/2022 10:28:58 AM Steve J. Bestolarides

San Joaquin County Clerk

Notice of Determination

Appendix D

To:	Office of Planning and Resear	ch	From: Public Agency: City of Manteca			
	U.S. Mail:	Street Address:	Address: 1215 West Center Street Mateca, California 95337			
	P.O. Box 3044	1400 Tenth St., Rm 113	Contact: Scott Speer			
	Sacramento, CA 95812-3044	Sacramento, CA 95814	Phone: (209) 456.8565			
	County Clerk County of: <u>San Joaquin</u> Address: 44 North San Joaq	uin Street, Suite 260	Lead Agency (if different from above):			
	Stockton, California 95202		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): 2022060705_

Project Title: The Crossings Manteca Project

Project Applicant: Maverik, Inc.

Project Location (include county): 1527 S. Airport Way, Manteca, CA, San Joaquin County

Project Description:

The Crossings project proposes a 17.6 acre mixed commercial use development, including 11buildings, parking, and pocket park. The proposed development includes four major components: A Hotel site of 2.41 acres with 117 hotel rooms and 121 parking stalls, Major Tenant Building 1 of 55,000 sq. ft. with 220 parking stalls, Commercial Shops A-H total approximately 42,700 sq. ft. with 291parking stalls, and Maverik Gas Station is approximately 6,140 sq. ft. with 38 parking stalls.

 City of Manteca Planning Commission
 has approved the above

 Image: Lead Agency or Image: Responsible Agency)
 has approved the above

described project on <u>August 18, 2022</u> 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 [III] were III] 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 is was not] adopted for this project.
- 6. Findings [III were intermediate 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:

City of Manteca Planning Division, 1215 W. Center Street, Manteca, CA 95337

Signature (Public Agency):	Title: Associate Planner
Date:	Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2011

DEM/ 753 5a (REV. 01/01/22) Previously DEG 753 5a

CITY OF MANTECA (209) 456-8500 PROJECT APPLICANT ADDRESS CITY STATE 1215 WEST CENTER ST MANTECA CA PROJECT APPLICANT (Check appropriate box)	DFVV 753.58 (REV. 01/01/22) Previously DFG 75	3.5a						
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