

Notice of Determination

Appendix D

To:

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

[X] County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Floor Suite 260 Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1001 W. Center Street Manteca CA 95337
Contact: Chris Erias, Development Services Director
Phone: (209) 456-8000

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): 2021040046

Project Title: Centerpoint South Project (aka Pinnacle Commerce)

Project Applicant: City of Manteca

Project Location (include county): City of Manteca, San Joaquin County

Project Description:

The proposed CenterPoint South (Pinnacle Commerce) project (proposed project) would develop the 8.85-acre vacant subject property (project site) with two concrete tilt-up wall warehouse buildings, automobile and trailer parking areas, landscaped areas, drainage and utility improvements, as well as driveways and drive aisles. Cold storage uses would not be allowed. In addition to the site plan, CenterPoint Properties will file a tentative parcel map that will subdivide the project site into two separate parcels that will each be developed with a warehouse facility ("Proposed Facility A" and "Proposed Facility B").

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

described project on 3/8/22 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] 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. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] 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:

1001 W. Center Street, Manteca, CA 95337

Signature (Public Agency): [Handwritten Signature] Title: Associate Planner

Date: 3/8/2022 Date Received for filing at OPR: