

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** The Crossings Manteca Project

Lead Agency: City of Manteca

Contact Person: Scott Speer

Mailing Address: 1215 W. Center St. Suite 201

Phone: (209) 456-8565

City: Manteca

Zip: 95337

County: San Joaquin

**Project Location:** County: San Joaquin

City/Nearest Community: City of Manteca

Cross Streets: Airport Way, West Atherton Drive

Zip Code: 95337

Longitude/Latitude (degrees, minutes and seconds): 37 ° 46 ' 46 " N / -121 ° 15 ' 10 " W Total Acres: 17.6

Assessor's Parcel No.: 241-320-58, 241-320-44

Section: Twp.: T2S

Range: R6E

Base: Mount Diablo

Within 2 Miles: State Hwy #: 120

Waterways: San Joaquin River, Oakwood Lake

Airports: N/A

Railways: N/A

Schools: Brock Elliot Elementary

**Document Type:**

CEQA:

 NOP Draft EIR

NEPA:

 NOI

Other:

 Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Acres \_\_\_\_\_

 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. 766656

Acres 17.6

Employees \_\_\_\_\_

 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Undeveloped vacant land with a portion of APN 241-320-58 developed and currently under commercial use; Zoning: General Commercial Zoning District (CG); General Plan: General Commercial (GC)

**Project Description:** (please use a separate page if necessary)

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 10              | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 5                        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 3              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 30, 2022 Ending Date August 1, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 6/28/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.