

**Notice of Intent to Adopt a  
Mitigated Negative Declaration for  
The Crossings Manteca Project**

- Lead Agency:** City of Manteca – City Hall  
1001 West Center Street  
Manteca, CA 95337
- Project Title:** The Crossings Project
- Project Location:** The project site includes approximately 17.6 acres located in the central portion of the City of Manteca, south of State Route (SR) 120, in San Joaquin County, California. The site is identified by the following San Joaquin County Assessor’s Parcel Numbers (APNs): 241-320-58 (2.41 acres), and 241-320-44 (15.19 acres). The project site has two street addresses: 2303 W Atherton Drive and 1527 S Airport Way.
- Project Description:** 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:
1. The Hotel site is approximately 2.41 acres with 117 hotel rooms and 121 parking stalls.
  2. Major Tennant Building 1 is approximately 55,000 square feet with 220 parking stalls,
  3. Commercial Shops A-H total approximately 42,700 square feet with 291 parking stalls, and
  4. Maverik Gas Station is approximately 6,140 square feet with 38 parking stalls.
- The project would be served by existing City water, sewer, and onsite storm drainage infrastructure.
- 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 hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.
- Public Review Period:** A 30-day public review period for the Initial Study / Mitigated Negative Declaration will commence on June 30, 2022 and will end on August 1, 2022 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study / Mitigated Negative Declaration should be sent to the attention of Scott Speer, Associate Planner, and must be received at 1215 West Center Street,

Ste 201, Manteca, CA 95337, by 5:00 PM on August 1, 2022. Copies of the Initial Study / Mitigated Negative Declaration can be reviewed at the City of Manteca Development Services Department, located at 1215 West Center Street, Ste 201, Manteca, CA 95337, during normal business hours, and online at:

<https://www.ci.manteca.ca.us/CommunityDevelopment/Planning%20Division/Pages/Planning-Division-Documents.aspx>