



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 39-03092026-060
STATE CLEARINGHOUSE NUMBER (If applicable) 2002072115 and 2003112106

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 03/09/2026
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-03092026-060	

PROJECT TITLE
VILLAGE AT VILLA TICINO

PROJECT APPLICANT NAME MCR ENGINEERING, MARSHALL SWIFT	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 456-8517
PROJECT APPLICANT ADDRESS 1242 DUPONT CT	CITY MANTECA	STATE CA
		ZIP CODE 95336

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Alfred Ambriz ,Deputy
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Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Manteca
Development Services Department
1215 W. Center St. Suite 201, Manteca, CA 95337

County Clerk
County of: San Joaquin

(Address)

Project Title: Village at Villa Ticino

Project Applicant: MCR Engineering, Marshall Swift, 1242 Dupont Ct., Manteca, CA 95336

Project Location - Specific:

995 N. Airport Way, Manteca, CA 95337 (APN 198-160-28)

Project Location - City: Manteca Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The project will consist of nine structures, to be developed in two phases. Phase One will contain a 6,500 sq ft convenience store and gas station, a 7,000 sq ft fueling canopy and a 3,600 sq ft car wash facility. Phase Two will contain a 57,512 sq ft hotel, a 40,000 sq ft grocery store, a 6,000 sq ft general retail space, a 14,899 sq ft multi-suite general commercial space, two 4,300 sq ft Quick Service Restaurants with drive-through, and a 12,000 sq ft multi-suite general retail space with drive-through. Parking will be shared, located generally in the center of the complex, with the buildings located around the perimeter of the site.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: MCR Engineering, Marshall Swift

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: 15183 PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING


Reasons why project is exempt:

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was certified in 2004 for the Villa Ticino West Subdivision (SCH #2002072115). An EIR Addendum was adopted in 2015 (SCH #2003112106) to address modifications to the project, including reconfigured parcels and land use adjustments. The proposed project was reviewed for consistency with both the certified EIR and the 2015 Addendum pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs) and 15164 (Addenda to EIRs). This review concludes that the proposed project is a direct implementation of the approved Villa Ticino West Development and is consistent with the 2023 General Plan. Pursuant to CEQA Section 15183 (Projects Consistent With a Community Plan or Zoning), no additional environmental review is necessary. The project, as proposed and conditioned, remains consistent with the certified EIR and 2015 Addendum for the Villa Ticino West Subdivision.

Lead Agency
Contact Person: Toben Barnum, Associate Planner Area Code/Telephone/Extension: 209-456-8517

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 3/7/20 Title: Associate Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Filed Doc #: **39-03092026-060**
03/09/2026 02:03:11 PM

Steve J. Bestolarides
San Joaquin County Clerk

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1908482

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$50.00
# Pages	1
Document #	39-03092026-060
Clerk Filing Fee	\$50.00
Total	\$50.00

Tender (Check)	\$50.00
Paid By interstate A Enterprises Inc	
Payor Bank of America	
Check # 9028	
Paid By interstate A Enterprises Inc	

Thank You!

3/9/28, 2:03 PM PST aambriz



State of California - Department of Fish and Wildlife
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Print **StartOver** **Save**

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LEAD AGENCY City of Manteca	LEAD AGENCY EMAIL planning@manteca.gov	DATE
COUNTY/STATE AGENCY OF FILING San Joaquin	DOCUMENT NUMBER	

PROJECT TITLE
Village at Villa Ticino

PROJECT APPLICANT NAME MCR Engineering, Marshall Swift	PROJECT APPLICANT EMAIL marshall@mcreng.com	PHONE NUMBER (209) 239-6229
PROJECT APPLICANT ADDRESS 1242 Dupont Ct.	CITY Manteca	STATE CA
		ZIP CODE 95336

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE City of Manteca, Toben Barnum, Associate Planner
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