

Recording Requested By:

CITY OF MANTECA

Return to: CITY OF MANTECA

Filed Doc #: 39-08242026-248

08/24/2026 12:50:48 PM

Page: 1 of 3 Fee: \$50.00

Steve J. Bestolarides

San Joaquin County Clerk

By Deputy: jstevens



Document Title(s)

NOTICE OF DETERMINATION

Notice of Determination

To: Office of Land Use and Climate Innovation
1400 Tenth Street, Suite 100
Sacramento, CA 95814

County Clerk
San Joaquin County
44 North San Joaquin Street, Second Floor, Suite 260
Stockton, CA 95202

From: City of Manteca
Development Services Department
1215 West Center Street, Suite 201
Manteca, CA 95337
Sol Jobrack, Associate Planner
(209) 456-8574

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): 2020019010

Project Title: Addendum to Final Environmental Impact Report (EIR) Batched GPA Sites 1 through 4 (SCH 2020019010)

Project Applicant: City of Manteca

Project Location: Various, Manteca, CA 95336 and 953377 (Assessor's Parcel Numbers [APNs]: 241-410-18, 241-410-19, 241-410-20, 241-260-13, 241-260-33, 218-210-26, and 223-020-28)

Project Description:

The project sites are located throughout the City of Manteca along South McKinley Avenue, West Woodward Avenue, and North Main Street. Site 1 consists of properties located at 1241 and 1275 South McKinley Avenue and 2901 Bronzan Road (APNs 241-410-18, 241-410-19, and 241-410-20). Site 2 is located at 3005 and 3131 West Woodward Avenue (APNs 241-260-13 and 241-260-33). Site 3 is located at 1250 North Main Street (APN 218-210-26), and Site 4 is located at 838 North Main Street (APN 223-020-28).

The Batched General Plan Amendments Sites 1 through 4 Project would include amendments to the City's General Plan Land Use Map and corresponding amendments to the Zoning Map for the four project sites. At Site 1, the General Plan land use designation would be amended to adjust the boundaries of the Low Density Residential and Commercial designations, and the zoning designation would be amended from Single-Family Residential (R-1) to General Commercial (CG) for the affected portion of the site. At Site 2, the boundaries of the Public/Quasi-Public and High Density Residential General Plan land use designations and the corresponding Public/Quasi-Public (PQP) and Multiple-Family Residential (R-3) zoning designations would be adjusted. At Site 3, the General Plan land use designation would be amended from Commercial to Public/Quasi-Public, and the zoning designation would be amended from General Commercial (CG) to Public/Quasi-Public (PQP). At Site 4, a portion of the sites General Plan land use designation would be amended from Commercial to Medium Density Residential, and the zoning designation would be amended from General Commercial (CG) to Limited Multiple-Family Residential (R-2).

The proposed amendments are intended to provide consistency between the General Plan Land Use Map and Zoning Map and facilitate future public infrastructure improvements, public and quasi-public facilities, commercial development opportunities, and residential development opportunities. The project does not include approval of any specific development proposal or construction activity at this time. Any future development proposed on the project sites would be subject to the City's applicable development review and environmental review requirements.

This Notice of Determination is to advise that the City of Manteca (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 18, 2026 and has made the following determination regarding the 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☐ were ☒ 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 ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that an addendum to the PEIR is available to the general public at: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.manteca.gov/DocumentCenter/View/2960/2043-General-Plan-Batch-Amendment-Sites-1-4>

Signature (Public Agency): 

Title: ASSOCIATE PLANNER

Date: 8/24/2026

Date received for filing at OPR: 8/24/2026



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
39-07192023-222

STATE CLEARINGHOUSE NUMBER (if applicable)
2020019010

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF MANTECA

LEAD AGENCY EMAIL

DATE
07/19/2023

COUNTY/STATE AGENCY OF FILING
SAN JOAQUIN

DOCUMENT NUMBER
39-07192023-222

PROJECT TITLE

MANTECA GENERAL PLAN UPDATE

PROJECT APPLICANT NAME
CITY OF MANTECA

PROJECT APPLICANT EMAIL

PHONE NUMBER
209-456-8516 LEA

PROJECT APPLICANT ADDRESS
1001 WEST CENTER STREET

CITY
MANTECA

STATE
CA

ZIP CODE
95337

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$3,839.25	\$	\$3,839.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,784.00	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

☐ 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 \$ \$3,889.25

SIGNATURE

Kelley McHugh

AGENCY OF FILING PRINTED NAME AND TITLE

Kelley McHugh ,Deputy

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASS

COPY - LEAD AGENCY

COP

DFW

1/01/2023