

Recording Requested By:

MANTECA UNIFIED SCHOOL DISTRICT

Return to:

FACILITIES DEPARTMENT
MANTECA UNIFIED SCHOOL DISTRICT
P.O. BOX 32
MANTECA, CA 95336
Attention: STEPHANI MCNAIR

Exempt from recording fee
Per Government Code §6103

Filed Doc #: 39-09152026-273
Tue Sep 15 11:30:35 PDT 2026
Page: 1 of 8 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz



RESOLUTION NO.: 26/27-24
NOTICE OF EXEMPTION
ETHEL ALLEN ELEMENTARY SCHOOL PROJECT

NOTICE OF EXEMPTION

TO: Governor's Office of Land Use and Climate Innovation
State Clearinghouse
Sacramento, CA 95814
(filed electronically via CEQA Submit)

FROM:

Manteca Unified School District
2271 W. Louise Ave.,
Manteca, CA 95337

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

Project Title: Ethel Allen Elementary School Project

Project Location - Specific: The project site comprises approximately 16.24 acres of land located at 16301 McKee Boulevard, west of McKee Boulevard within the Mossdale Landing neighborhood of the Mossdale Village area of the West Lathrop Specific Plan, bounded by Barbara Terry Boulevard to the north, McKee Boulevard to the east, and Homestead Avenue to the south, in the City of Lathrop. The project site encompasses one parcel (APN 191-340-02).

Project Location - County: San Joaquin

Description of Project: Construction and operation of the Ethel Allen Elementary School Project, a new Transitional Kindergarten through 8th grade (TK-8) public school serving approximately 1,000 students in approximately 37 classrooms. The Project consists of approximately 82,292 gross square feet of building area in seven single-story permanent structures, two parking lots providing a total of 95 off-street parking spaces (including seven electric vehicle charging stations), hardcourt play areas, athletic fields and landscaping, and associated on- and off-site infrastructure and utility connections from McKee Boulevard, Barbara Terry Boulevard, and Homestead Avenue.

Name of Public Agency Approving Project: Manteca Unified School District

Name of Person or Agency Carrying Out Project: Manteca Unified School District

Date of Project Approval: _____

Resolution No.: _____

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(a)(1); 15268(b));
- ☐ 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: **Pub. Resources Code § 21083.3; CEQA Guidelines § 15183 (Project Consistent with a General Plan for which an EIR was Certified)**

Reasons why project is exempt:

The Manteca Unified School District, as lead agency, determined that the Project is exempt from further environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183, which provide that a project consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified does not require additional environmental review except to examine project-specific effects peculiar to the project or its site. The Project site is designated Public/Quasi-Public in the Lathrop General Plan and is zoned P-MV (Public Schools Parks Open Space, Mossdale Village Combining District) within the West Lathrop Specific Plan, and the Project is consistent with the Lathrop General Plan (August 2022), for which an EIR was certified by the City of Lathrop in August 2022 (SCH# 2021100139) (General Plan EIR). The District prepared a 15183 Consistency Checklist dated July 28, 2026, which found that the Project would not result in significant effects that are peculiar to the Project or the site, that were not analyzed as significant effects in the General Plan EIR, that are potentially significant off-site or cumulative impacts not discussed in the General Plan EIR, or that are previously identified significant effects shown by substantial new information to be more severe than described in the General Plan EIR. The significant and unavoidable effects identified in the General Plan EIR relating to farmland conversion, mineral resources, and water supply, for which the City of Lathrop adopted a statement of overriding considerations, were addressed as significant effects in that EIR. Uniformly applied development policies and standards, together with Project Requirements BIO-1, BIO-2, CUL-1, HYD-1,

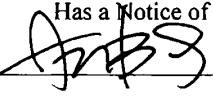
NOI-1, and TRI-1 adopted as enforceable conditions of approval, will ensure that no new significant impacts and no substantial increase in the severity of previously identified significant impacts would occur. Pursuant to CEQA Guidelines section 15183(e)(2), the Board of Education found at a duly noticed public hearing that the feasible mitigation measures identified in the General Plan EIR that are applicable to the Project will be undertaken. The Consistency Checklist is available for review at the District office identified above.

Lead Agency Contact Person: Aaron Bowers, Director II of Operations & Facilities

Area Code/Telephone/Ext.: (209) 858-3200 ext. 50802

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: 9/14/26 Title: Director II of Operations & Facilities

☐ Signed by Lead Agency ☐ Signed by Applicant Date received for filing at OPR: _____



**Manteca Unified School District
Board of Education Meeting
Agenda Item**

Type: New Business
Item Number: 10



DATE: September 10, 2026

DEPARTMENT: Facilities / Operations

TITLE: Consider Adoption of Resolution 26/27-24, Finding the Ethel Allen Elementary School Project Exempt From Further Environmental Review Under the California Environmental Quality Act (CEQA) Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, Adopting Project Requirements as Enforceable Conditions of Approval, and Approving the Filing of a Notice of Exemption

Background/Rationale:

The Ethel Allen Elementary School Project will provide a new TK-8 campus in the Mossdale Landing area of Lathrop to serve approximately 1,000 students. The project is consistent with the City of Lathrop General Plan land use designation and zoning for public school use.

In accordance with CEQA, the District prepared a Section 15183 Consistency Checklist and determined that the project is consistent with the development analyzed in the City of Lathrop General Plan EIR certified in 2022. The analysis concluded that the project would not result in any new significant environmental impacts, more severe impacts than previously analyzed, or other project-specific environmental effects requiring additional CEQA review.

This resolution finds the project exempt from further environmental review under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, adopts identified project requirements as enforceable conditions of approval, and authorizes the filing of a Notice of Exemption, allowing the District to move forward with development of the new school facility.

Funding Source:

Developer Fees
CFD 4

Presentation:

- ☒ No
☐ Yes (attached)
☐ Yes. Presented at the Board meeting.

Recommendation:

Adoption of Resolution

Prepared By:

Facilities / Operations Department

Approved By:

Victoria Brunn, Assistant Superintendent

**BEFORE THE BOARD OF EDUCATION
OF THE MANTECA UNIFIED SCHOOL DISTRICT
OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA**

RESOLUTION 26/27-24

**FINDING THE ETHEL ALLEN ELEMENTARY SCHOOL PROJECT EXEMPT
FROM FURTHER ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE
SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183, ADOPTING PROJECT
REQUIREMENTS AS ENFORCEABLE CONDITIONS OF APPROVAL, AND
APPROVING THE FILING OF A NOTICE OF EXEMPTION**

WHEREAS, the Manteca Unified School District (“District”) proposes to develop the Ethel Allen Elementary School Project (the “Project”), a Transitional Kindergarten through 8th grade school serving approximately 1,000 students in approximately 37 classrooms, comprising approximately 82,292 gross square feet in seven single-story permanent structures, two off-street parking lots providing a total of 95 parking spaces (including seven electric vehicle charging stations), hardcourt and athletic field areas, and associated infrastructure and utility connections, on an approximately 16.24-acre site (APN 191-340-02) located at 16301 McKee Boulevard, west of McKee Boulevard within the Mossdale Landing neighborhood and bounded by Barbara Terry Boulevard on the north, McKee Boulevard on the east, and Homestead Avenue on the south, in the City of Lathrop, County of San Joaquin, California (the “Site”); and

WHEREAS, the District is the lead agency for the Project pursuant to CEQA Guidelines section 15050, and the City of Lathrop is a responsible agency to the extent it may issue encroachment permits and provide utility service for Project infrastructure; and

WHEREAS, prior to approval of the Project, the District must comply with the California Environmental Quality Act, Public Resources Code section 21000 et seq. (“CEQA”), and the CEQA Guidelines, title 14, California Code of Regulations section 15000 et seq. (“CEQA Guidelines”); and

WHEREAS, the City of Lathrop certified an Environmental Impact Report for the Lathrop General Plan in August 2022 (SCH# 2021100139) (“General Plan EIR”), which analyzed buildout of the General Plan land use map, including development of the Site for public/quasi-public school use; and

WHEREAS, in certifying the General Plan EIR the City of Lathrop identified significant and unavoidable impacts relating to conversion of farmland and Williamson Act contracts, mineral resources, and water supply in multiple dry years at full buildout, and adopted a statement of overriding considerations for those effects, which are previously identified significant effects addressed in the General Plan EIR within the meaning of CEQA Guidelines section 15183(c); and

WHEREAS, the City of Lathrop City Council certified the Mossdale Landing West Specific Plan Final EIR on August 11, 2025 (SCH# 2024030835), which analyzed development of the Mossdale Landing West Specific Plan Area immediately adjacent to the Site and is referenced in the Consistency Checklist for supplemental context, the Lathrop General Plan EIR being the certified prior EIR relied upon for purposes of CEQA Guidelines section 15183; and

Res. No. 26/27-24
Action Item:

WHEREAS, the Site is designated Public/Quasi-Public in the Lathrop General Plan and is zoned P-MV (Public Schools Parks Open Space, Mossdale Village Combining District) within the West Lathrop Specific Plan (Mossdale Village) area, and the Project is consistent with the development density and land use designation established by the General Plan and zoning for which the General Plan EIR was certified, within the meaning of CEQA Guidelines section 15183(d) and (i)(2); and

WHEREAS, Public Resources Code section 21083.3 and CEQA Guidelines section 15183 provide that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as necessary to determine whether there are project-specific significant effects that are peculiar to the project or its site; and

WHEREAS, the District caused to be prepared a 15183 Consistency Checklist for the Ethel Allen Elementary School Project, dated July 28, 2026 (the "Consistency Checklist"), which examines whether the Project would result in effects that are peculiar to the Project or the Site, effects that were not analyzed as significant effects in the General Plan EIR, potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR, or previously identified significant effects that, as a result of substantial new information that was not known at the time the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR; and

WHEREAS, the Consistency Checklist concludes that the Project would not result in any such effects, and identifies uniformly applied development policies and standards, together with the Project Requirements set forth therein, that will ensure that no new significant impacts and no substantial increase in the severity of previously identified significant impacts would occur; and

WHEREAS, the Consistency Checklist identifies Project Requirements BIO-1, BIO-2, CUL-1, HYD-1, NOI-1, and TRI-1, which are to be imposed as enforceable conditions of approval of the Project; and

WHEREAS, the Board has considered, at a duly noticed public hearing and as required by CEQA Guidelines section 15183(e)(2), whether the feasible mitigation measures identified in the General Plan EIR that are applicable to the Project will be undertaken; and

WHEREAS, the District has considered whether the Project may have a significant effect on the environment; and

WHEREAS, the District has concluded, through its own independent review and analysis of the Project, that the Project will not have a significant effect on the environment; and

WHEREAS, the Consistency Checklist and the documents and other evidence constituting the record of proceedings were presented to, and were independently reviewed and considered by, the Board prior to its action on this Resolution; and

NOW, THEREFORE, the Board of Education of the Manteca Unified School District hereby finds, determines, declares, orders, and resolves as follows:

Section 1. That all of the recitals set forth above are true and correct, and the Board so finds and determines.

Section 2. That the District has considered whether the Project may have a significant effect on the environment.

Section 3. That the District has concluded, after reviewing the Project through its own independent review and analysis, that the Project will not have a significant effect on the environment.

Section 4. That the Project is consistent with the development density and land use designation established by the Lathrop General Plan and the City of Lathrop Zoning Ordinance, including the West Lathrop Specific Plan (Mossdale Village), for which the General Plan EIR (SCH# 2021100139) was certified in August 2022, and that the Project therefore qualifies for the exemption from further environmental review provided by Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

Section 5. That, based on the Consistency Checklist and the entire record before it, the Board finds that the Project will not result in significant environmental effects that (a) are peculiar to the Project or the Site, (b) were not analyzed as significant effects in the General Plan EIR, (c) are potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR, or (d) are previously identified significant effects that, as a result of substantial new information that was not known at the time the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. The significant and unavoidable effects identified in the General Plan EIR, for which the City of Lathrop adopted a statement of overriding considerations, were addressed as significant effects in that EIR, and no additional environmental review is required on the basis of those effects.

Section 6. That, pursuant to CEQA Guidelines section 15183(e)(2), the Board finds that the feasible mitigation measures identified in the General Plan EIR that are applicable to the Project will be undertaken.

Section 7. That Project Requirements BIO-1, BIO-2, CUL-1, HYD-1, NOI-1, and TRI-1, as set forth in the Consistency Checklist and attached hereto as Exhibit "B," are hereby adopted and imposed as enforceable conditions of approval of the Project, and shall be implemented within the timeframes identified therein.

Section 8. That the Consistency Checklist reflects the District's independent judgment and analysis, and that the documents and other materials that constitute the record of proceedings for the Project are located at the District's Department of Facilities Planning, 2271 W. Louise Avenue, Manteca, California, which is the custodian of those records.

Section 9. That the District's Superintendent, or the Superintendent's designee, is instructed to file a Notice of Exemption for the Project pursuant to Public Resources Code section 21152(b) and CEQA Guidelines section 15062 with the San Joaquin County Clerk and the State

Clearinghouse within five (5) working days after adoption of this Resolution, in the form attached hereto as Exhibit "A," subject only to minor, non-substantive revisions, if necessary.

Section 10. This Resolution shall take effect immediately upon adoption.

BE IT FURTHER RESOLVED that Superintendent Dr. Clark Burke, or designee be authorized to execute this resolution on behalf of the Manteca Unified School District.

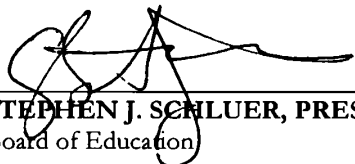
PASSED AND ADOPTED this 10th day of September 2026 by the following vote of the Board of Education of the Manteca Unified School District, of the County of San Joaquin, to wit:

AYES: Duncan, Freitas, Howe, Mathews, Pope-Gotschall, Schluer, Wallace

NOES: None

ABSENT: None

ATTEST:



STEPHEN J. SCHLUER, PRESIDENT
Board of Education



DENISE MATHEWS, CLERK
Board of Education