

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 #: 39-09152026-274
Tue Sep 15 11:30:35 PDT 2026
Page: 1 of 7 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz



RESOLUTION NO.: 26/27-25
NOTICE OF EXEMPTION
NEW ELEMENTARY SCHOOL AT TARA PARK 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: Tara Park School Project

Project Location - Specific: The project site comprises approximately 15.87 acres of land bounded by Yukon Territory Avenue to the east, Woodward Avenue to the south, and Joshua Street to the north. The project site encompasses one parcel (APNs 241-260-13).

Project Location - County: San Joaquin

Description of Project: Construction and operation of the Manteca Tara Park 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 81,101 gross square feet of building area in seven single-story permanent structures, two parking lots providing 114 off-street parking spaces (including six electric vehicle charging stations), hardcourt play areas, athletic fields and landscaping, and associated on- and off-site infrastructure and utility connections from Yukon Territory Avenue, Woodward Avenue, and Joshua Street.

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 and zoned Public/Quasi-Public and the Project is consistent with the Manteca General Plan (and the 2024 Manteca General Plan Amendment), for which an EIR was certified by the City of Manteca on June 19, 2023 (SCH# 2020019010) (General Plan EIR). The District prepared a 15183 Consistency Checklist dated July 22, 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. Uniformly applied development policies and standards, together with Project Requirements BIO-1, 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

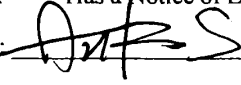
office identified above.

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: 9/4/26 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: 11



BOARD APPROVED
September 10, 2026

DATE: September 10, 2026

DEPARTMENT: Facilities / Operations

TITLE: Consider Adoption of Resolution 26/27-25, Finding the New Elementary School at Tara Park 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 New Elementary School at Tara Park will provide a new TK-8 campus in Manteca to serve approximately 1,000 students. The proposed project includes educational facilities, parking, athletic fields, hardcourt areas, and related site improvements on a site designated 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 land use designation, zoning, and development assumptions analyzed in the City of Manteca General Plan EIR certified in 2023. 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 environmental review.

This resolution finds the project exempt from further environmental review pursuant to 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 proceed with development of the new school facility.

Funding Source:

Developer Fees

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 26/27-25

**FINDING THE NEW ELEMENTARY SCHOOL AT TARA PARK 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 Manteca Tara Park School Project (the “Project”), a Transitional Kindergarten through 8th grade school serving approximately 1,000 students in approximately 37 classrooms, comprising approximately 81,101 gross square feet in seven single-story permanent structures, 114 off-street parking spaces, hardcourt and athletic field areas, and associated infrastructure and utility connections, on an approximately 15.87-acre site (APN 241-260-13) bounded by Yukon Territory Avenue on the east, Woodward Avenue on the south, and Joshua Street on the north, in the City of Manteca, 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 Manteca 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 Manteca certified an Environmental Impact Report for the Manteca General Plan on June 19, 2023 (SCH# 2020019010), as subsequently amended by the 2024 Manteca General Plan Amendment (“General Plan EIR”), which analyzed buildout of the General Plan land use map, including development of the Site for school use; and

WHEREAS, the Site is designated Public/Quasi-Public in the Manteca General Plan and is zoned Public/Quasi-Public (P/QP), 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 Manteca Tara Park School Project, dated July 22, 2026 (the “Consistency Checklist”), which examines

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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, 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 Manteca General Plan and the City of Manteca Zoning Ordinance, for which the General Plan EIR (SCH# 2020019010) was certified on June 19, 2023, 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.

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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.

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, 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.

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

Res. No. 26/27-25
Action Item: