

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 #: 39-09152026-275
Tue Sep 15 11:30:35 PDT 2026
Page: 1 of 11 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz



RESOLUTION NO.: 26/27-23
NOTICE OF DETERMINATION
NEW ELEMENTARY SCHOOL ON TINNIN ROAD PROJECT

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☐

County Clerk

County of: San Joaquin

Address: 44 N. San Joaquin Street Second Floor,
Stockton, California 95202

From:

Public Agency: Manteca Unified School District

Address: 2271 W. Louise Avenue

Manteca, California 95337

Contact: Aaron Bowers

Phone: (209) 858-0802

Lead Agency (if different from above):

Address:

Contact:

Phone:

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: New Elementary School Project on Tinnin Road

Project Applicant: Manteca Unified School District

Project Location (include county): Unincorporated San Joaquin County

Project Description:

The proposed New Elementary School Project on Tinnin Road (proposed project) involves the construction and operation of a new transitional kindergarten (TK) through 8th grade public elementary school campus on an approximately 18-acre parcel (APNs 224-030-16 and 224-022-45) at 20877 South Tinnin Road in unincorporated San Joaquin County, California (project site), within the City of Manteca's SOI. The project site consists of two parcels of previously disturbed and fallow agricultural land and is ☒

This is to advise that the Board of Education has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on September 10, 2020 and has made the following determinations regarding the above
(date)

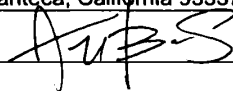
described project.

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.
☒ An Addendum 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 the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

2271 W. Louise Avenue, Manteca, California 95337

Signature (Public Agency):



Title: Director II of Facilities and Operations

Date: September 11, 2026

Date Received for filing at OPR: September 11, 2026

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011



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

Type: New Business
Item Number: 2



DATE: September 10, 2026

DEPARTMENT: Facilities / Operations

TITLE: Consider Adoption of Resolution 26/27-23, Authorizing an Addendum to the Manteca General Plan Update Certified Environmental Impact Report for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the New Elementary School on Tinnin Road, Approving the Project and Delegating Authority to Staff to Execute and File the Notice of Determination With the San Joaquin County Clerk and the State Clearinghouse

Background/Rationale:

For the New Elementary School Project on Tinnin Road, the District retained PlaceWorks to conduct a CEQA environmental review. The proposed project involves the construction and operation of a new transitional kindergarten (TK) through 8th grade public elementary school campus on an approximately 18-acre site consisting of two parcels (APNs 224-030-16 and 224-022-45) at 20877 South Tinnin Road in unincorporated San Joaquin County, within the City of Manteca's Sphere of Influence. The project site consists of previously disturbed and fallow agricultural land and is designated Public/Quasi-Public (PQP) in the City of Manteca General Plan. The campus would accommodate approximately 1,200 students and approximately 80 staff members and would include multiple one-story buildings totaling approximately 103,924 square feet, consisting of an administration building (Building A), four classroom buildings (Buildings B through E), a multipurpose building (Building G), a custodial building (Building F), and two shade structures (Buildings S1 and S2).

On July 18, 2023, the City of Manteca certified the Manteca General Plan Update Environmental Impact Report (Certified EIR; State Clearinghouse No. 2020019010), which evaluated the environmental effects associated with implementation of the Manteca General Plan Update. The Certified EIR covers the City's planning area of approximately 24,404 acres, including the city limits and the Sphere of Influence within which the project site is located, and analyzed a mix of residential, commercial, employment, open space, and public/quasi-public uses, including community-serving institutional uses such as schools.

Based on PlaceWorks' analysis of the proposed project, an Addendum to the Certified EIR was prepared pursuant to CEQA and the State CEQA Guidelines. The Addendum concludes that the proposed project will not result in any new significant environmental impacts, nor will it substantially increase the severity of previously identified significant effects. No conditions described in CEQA Guidelines Section 15162 have occurred that would require preparation of a Subsequent or Supplemental EIR. Accordingly, no new mitigation measures, findings of fact, or statement of overriding considerations are required. The Certified EIR did not identify project-specific mitigation measures; instead, the environmental effects of development under the General Plan are addressed through a comprehensive set of General Plan policies and actions, and the applicable policies and actions are identified in Appendix E of the Addendum. Because no project-specific mitigation measures from the Certified EIR apply to the proposed project, no Mitigation Monitoring and Reporting Program is required. Upon the Board of Education's approval of the Project and adoption of this Resolution, District staff will execute and file a Notice of Determination with the San Joaquin County Clerk and the State Clearinghouse of the Governor's Office of Land Use and Climate Innovation.

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 NO. 26/27-23

Consider Adoption of Resolution 26/27-23, Authorizing an Addendum to the Manteca General Plan Update Certified Environmental Impact Report for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the New Elementary School on Tinnin Road, Approving the Project and Delegating Authority to Staff to Execute and file the Notice of Determination with the San Joaquin County Clerk and the State Clearinghouse

WHEREAS, the Manteca Unified School District (District) is a public school district organized and existing under the laws of the State of California; and

WHEREAS, the District is the lead agency under the California Environmental Quality Act (CEQA) for the New Elementary School Project on Tinnin Road ("Project"); and

WHEREAS, the Project includes the construction and operation of a new transitional kindergarten (TK) through 8th grade public elementary school campus on an approximately 18-acre site consisting of two parcels (APNs 224-030-16 and 224-022-45) at 20877 South Tinnin Road in unincorporated San Joaquin County, California, within the City of Manteca's Sphere of Influence and designated Public/Quasi-Public (PQP) in the City of Manteca General Plan, designed to accommodate approximately 1,200 students and approximately 80 staff members and to include multiple one-story buildings totaling approximately 103,924 square feet, consisting of an administration building (Building A), four classroom buildings (Buildings B through E), a multipurpose building (Building G), a custodial building (Building F), and two shade structures (Buildings S1 and S2); and

WHEREAS, the District hired PlaceWorks to conduct a CEQA environmental review for the Project; and

WHEREAS, on July 18, 2023, the City of Manteca certified the Manteca General Plan Update Environmental Impact Report (Certified EIR; State Clearinghouse No. 2020019010), which evaluated the environmental effects associated with implementation of the Manteca General Plan Update across the City's planning area of approximately 24,404 acres, including the city limits and the Sphere of Influence within which the project site is located, and which analyzed a mix of residential, commercial, employment, open space, and public/quasi-public uses, including community-serving institutional uses such as schools; and

WHEREAS, an Addendum to the Certified EIR was prepared pursuant to CEQA and the State CEQA Guidelines; the Addendum concludes that the Project will not result in any new significant environmental impacts, nor will it substantially increase the severity of previously identified significant effects; no conditions described in CEQA Guidelines Section 15162 have occurred that would require preparation of a Subsequent or Supplemental EIR; and accordingly, no new mitigation measures, findings of fact, or statement of overriding considerations are required; and

WHEREAS, the Certified EIR did not identify project-specific mitigation measures; rather, the environmental effects of development under the Manteca General Plan Update are addressed through a comprehensive set of General Plan policies and actions, the applicable policies and actions are identified in Appendix E of the Addendum, and the Project will implement those applicable policies and actions; and because no project-specific mitigation measures from the Certified EIR apply to the Project, no Mitigation Monitoring and Reporting Program is required pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and

WHEREAS, the Certified EIR identified significant and unavoidable impacts associated with agricultural and forestry resources, air quality, and noise, and the City of Manteca adopted findings of fact and a statement of overriding considerations in connection with its certification of the Certified EIR and approval of the Manteca General Plan Update; the Addendum concludes that the Project would not result in any new significant impact or a substantial increase in the severity of those previously identified significant and unavoidable impacts; and accordingly, no new findings of fact or statement of overriding considerations are required for the Project; and

WHEREAS, the Board has reviewed and considered the environmental analysis completed for the Project; and

WHEREAS, the Board has determined that the Addendum to the Certified EIR incorporated therein is adequate, complete, and has been prepared in accordance with CEQA; and

WHEREAS, the Addendum to the Certified EIR has been prepared in compliance with CEQA and reflects the District's independent judgment and analysis; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have been met.

NOW, THEREFORE, BE IT RESOLVED:

- Section 1: The above recitals are true and correct.
- Section 2: The Addendum to the Certified EIR prepared for the Project has been completed in accordance with CEQA and the State CEQA Guidelines.
- Section 3: Finds the Addendum to the Certified EIR adequate and approves the Project.
- Section 4: Directs that the applicable General Plan policies and actions identified in Appendix E of the Addendum be implemented in connection with the Project.
- Section 5: Authorizes District staff to execute and file the Notice of Determination with the San Joaquin County Clerk and the State Clearinghouse of the Governor's Office of Land Use and Climate Innovation.

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

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

**Notice of Determination****Appendix D****To:**☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County ClerkCounty of: San JoaquinAddress: 44 N. San Joaquin Street, Suite 280
Stockton, CA 95202**From:**Public Agency: City of MantecaAddress: 1001 W. Center Street
Manteca, CA 95337Contact: Lea SimvoulakisPhone: (209) 456-8516

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

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): 2020019010Project Title: Manteca General Plan UpdateProject Applicant: City of MantecaProject Location (include county): City of Manteca & Planning Area, San Joaquin County (see figure)**Project Description:**

The City of Manteca General Plan Update (horizon year of 2040) is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout Manteca. The General Plan serves as a policy guide for how the City will make key planning decisions in the future and guides interactions with other agencies. The Housing Element will be updated separately. ☒

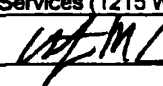
This is to advise that the City of Manteca has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 7/18/2023 and has made the following determinations regarding the above
(date)
described 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 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.

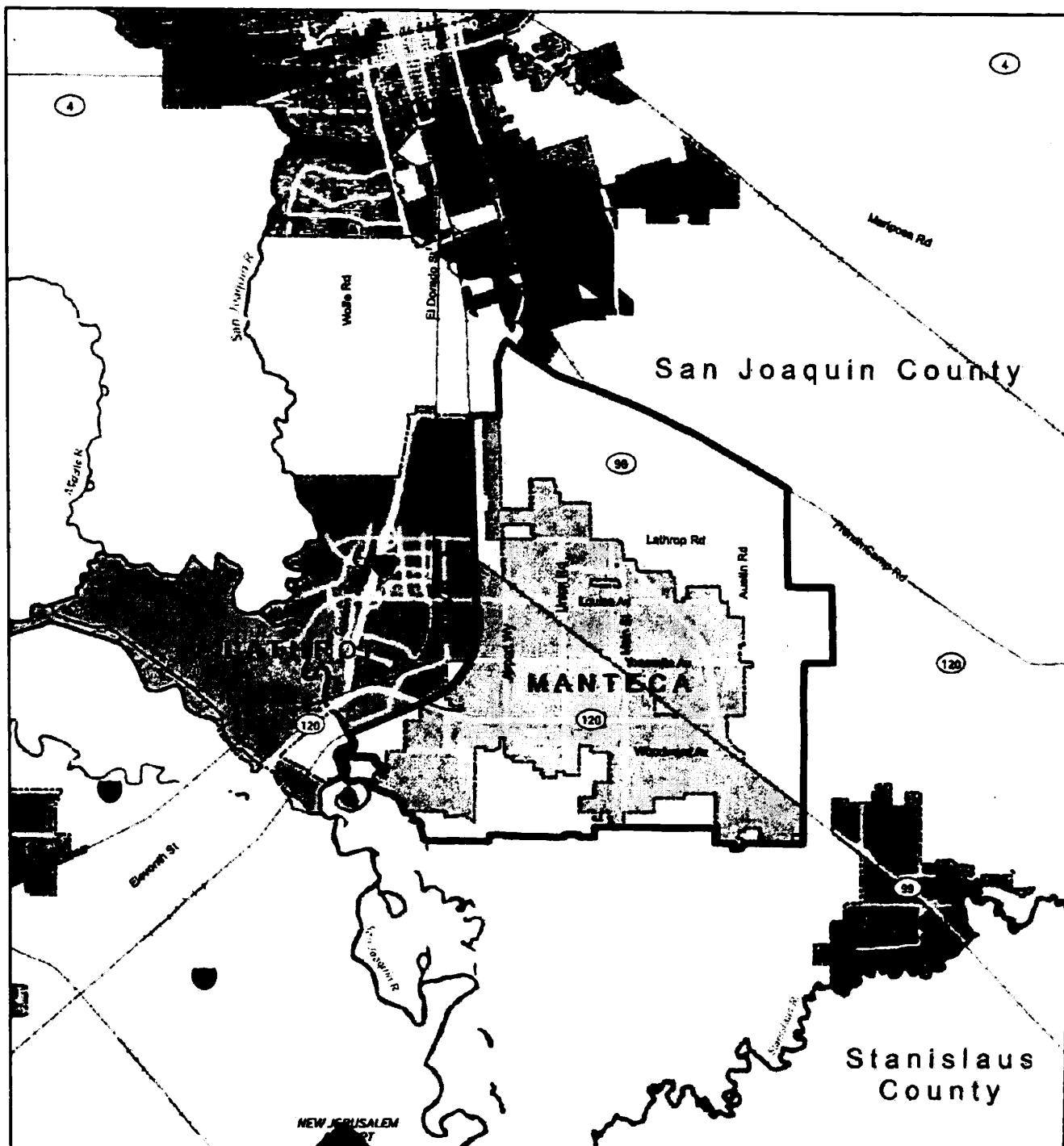
This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Manteca Development Services (1215 W. Center Street, Suite 201) and online at manteca.gov

Signature (Public Agency): Title: Development Services DirectorDate: 07/19/2023Date Received for filing at OPR: JUL 19 2023

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

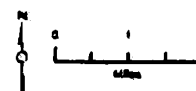


Legend

-  Planning Area
-  City of Manteca
-  City of Lathrop
-  City of Ripon
-  City of Stockton
-  City of Tracy

CITY OF MANTECA GENERAL PLAN

Figure 2.0-2. Vicinity Map



Sources: San Joaquin County GIS.
Map date: August 26, 2022.

by the Planning Group
and from the County, the City, and the State.



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



Payee: SJC Assessor Recorder Co Clk

Check Date: 07/19/2023

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
07/13/2023	EIR 071323	Notice of Completion for the General Plan EIR	3,889.25

Total: \$3,889.25

San Joaquin County Recorders
Steve J. Bestoliarides
44 N San Joaquin Street, Room 280
Stockton, Ca 95202
Receipt: 1647388

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$3,888.25
# Pages	2
Document #	38-07182023-222
Environmental Impact Report (C)	\$3,838.25
Clerk Filing Fee	\$50.00
Total	\$3,888.25
Tender (Check)	\$3,888.25
Check #	413442

Thank You!

7/19/23 3:16 PM kmchugh