

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 #: 39-09152026-276
Tue Sep 15 11:30:35 PDT 2026
Page: 1 of 5 Fee: \$3093.75
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz



RESOLUTION NO.: 26/27-22
NOTICE OF DETERMINATION
NILE GARDEN ELEMENTARY SCHOOL 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): 2026071195

Project Title: Nile Garden Elementary School Annex Project

Project Applicant: Manteca Unified School District

Project Location (include county): Unincorporated San Joaquin County

Project Description:

The proposed project involves the construction and operation of an annex campus to support the existing Nile Garden Elementary School located at 5700 E Nile Avenue in unincorporated San Joaquin County, California. The proposed project would consist of four primary buildings and one ancillary structure totaling approximately 56,392 square feet. Facilities would include approximately 22 classrooms, a multipurpose building designed to accommodate indoor assembly and cafeteria functions.

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

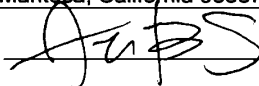
described project on September 10, 20 and has made the following determinations regarding the above
(date)
described project.

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:

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: 8



DATE: September 10, 2026

DEPARTMENT: Facilities / Operations

TITLE: Consider Adoption of Resolution 26/27-22, Authorizing a Mitigated Negative Declaration for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the Nile Garden Elementary School Annex Project, Approving the Project, Adopting the Mitigation Monitoring and Reporting Program, and Delegating Authority to Staff to Execute and File the Notice of Determination With the San Joaquin County Clerk and State Clearinghouse

Background/Rationale:

For the Nile Garden Elementary School Annex Project, the District retained PlaceWorks to conduct a CEQA environmental review. The proposed project involves the construction and operation of an annex campus to support the existing Nile Garden Elementary School at 5700 E. Nile Avenue in unincorporated San Joaquin County, serving students in grades 4 through 8 as part of an overall campus enrollment of approximately 500 students. The proposed project would include multiple one-story educational and support buildings totaling approximately 56,392 square feet, consisting of approximately 22 classrooms, a multipurpose building, a compact administrative building, two learning commons, and a shade structure of approximately 1,920 square feet. Construction would occur in a single phase beginning in February 2028 and is anticipated to be completed by July 2029.

Based on PlaceWorks' analysis of the proposed project, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to CEQA, the State CEQA Guidelines, and District procedures. The IS/MND concludes that, although the proposed project could have a significant effect on the environment, revisions have been incorporated into the project and mitigation measures have been identified that would reduce all potentially significant impacts to a less-than-significant level. The IS/MND identifies mitigation measures related to biological resources (nesting birds and burrowing owl), cultural resources, and tribal cultural resources, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure implementation of those measures as conditions of project approval. The District provided notification pursuant to Assembly Bill (AB) 52 to California Native American tribes that have requested notice of proposed projects in the project area; one tribe requested consultation, which has been completed.

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. 26/27-22

Authorizing a Mitigated Negative Declaration for Purposes of Satisfying the California Environmental Quality Act (CEQA) for the Nile Garden Elementary School Annex Project, Approving the Project, Adopting the Mitigation Monitoring and Reporting Program, and Delegating Authority to Staff to Execute and File the Notice of Determination with the San Joaquin County Clerk and 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 Nile Garden Elementary School Annex Project ("Project"); and

WHEREAS, the Project includes the construction and operation of an annex campus to support the existing Nile Garden Elementary School at 5700 E. Nile Avenue in unincorporated San Joaquin County, California, serving students in grades 4 through 8 as part of an overall campus enrollment of approximately 500 students, and consisting of multiple one-story educational and support buildings totaling approximately 56,392 square feet, including approximately 22 classrooms, a multipurpose building, a compact administrative building, two learning commons, and a shade structure of approximately 1,920 square feet; and

WHEREAS, the District hired PlaceWorks, a firm specializing in CEQA environmental compliance, to undertake environmental analysis for the Project; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Project pursuant to CEQA, the State CEQA Guidelines, and District procedures; the District issued a Notice of Intent to Adopt a Mitigated Negative Declaration on July 31st, 2026, and distributed the IS/MND for a 30-day public review period via (1) posting on the District's website, (2) mailing to public agencies, and (3) posting at the District office; and the District prepared a Mitigation Monitoring and Reporting Program (MMRP) incorporating the mitigation measures included in the IS/MND, related to biological resources, cultural resources, and tribal cultural resources; and

WHEREAS, pursuant to Public Resources Code Sections 21080.1, 21080.3.1, and 21080.3.2 (AB 52), the District provided formal notification of the Project to California Native American tribes that have requested notice of proposed projects within the project area; one tribe, the Confederated Villages of Lisjan Nation, requested consultation, and consultation with that tribe has been completed; and

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

ACTION ITEM:

WHEREAS, the Board has determined that the IS/MND incorporated therein is adequate, complete, and has been prepared in accordance with CEQA; and

WHEREAS, the IS/MND 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 IS/MND prepared for the Project has been completed in accordance with CEQA and the State CEQA Guidelines.
- Section 3: Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approves the Project.
- Section 4: 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.

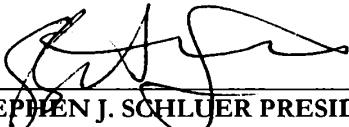
PASSED AND ADOPTED by the Board of Education of the Manteca Unified School District, County of San Joaquin, State of California, this 10th day of September, 2026, by the following vote:

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