



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: 39-02272023-060
STATE CLEARINGHOUSE NUMBER (If applicable) 2022110608

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/27/2023
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-02272023-060	

PROJECT TITLE  
SOMA APARTMENTS

PROJECT APPLICANT NAME ALBERT BOYCE, SOMA MANTECA LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 456-8500
PROJECT APPLICANT ADDRESS PO BOX 1870	CITY MANTECA	STATE CA
		ZIP CODE 95336

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ <u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ 2,814.00

SIGNATURE <b>X</b> <i>Samantha Landrum</i>	AGENCY OF FILING PRINTED NAME AND TITLE Samantha E. Treat-Landrum ,Deputy
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**Lead Agency:**

City of Manteca

1215 W. Center St. Suite 201

Manteca, CA 95337

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**DOCUMENT TITLE**

Notice of Determination - Negative Declaration SOMA Apartments
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# CITY OF MANTECA

## DEVELOPMENT SERVICES DEPARTMENT

### Notice of Determination for a Mitigated Negative Declaration

**To:**  County Clerk  
San Joaquin County  
44 North San Joaquin Street, Suite 260  
Stockton, CA 95202

**From:** City of Manteca  
Development Services Department  
1215 W. Center Street, Suite 201  
Manteca, CA 95337

Office of Planning and Research  
*For U.S. Mail:*  
P.O. Box 3044  
Sacramento, CA 95812-3044

*Street Address:*  
1400 Tenth St., Rm 113  
Sacramento, CA 95814

**Project Title:** SOMA Apartments      **File Nos.:** SPA-21-137 **State Clearing House #:** SCH# 2022110608

**Project Location:** 1574 and 1636 S. Main St., 224-040-04 & 224-040-09, Manteca, San Joaquin County.

**Lead Agency:** City of Manteca

**Project Applicant:** Albert Boyce, SOMA Manteca LLC, P.O. Box 1870, Manteca, CA 95336

**Project Description:**

The proposed SOMA Apartments project is a Site Plan and Design Review Permit for a 210-unit apartment complex consisting of ten multi-unit structures, six of which will be two-story, and four will be three-story. The site will also feature a clubhouse, pool, and dog park. The two existing parcels will be merged via Lot Line Adjustment into one 10.32± acre parcel. The site is currently vacant and has never been developed.

**Date and Description of Project Approval:**


On February 16, 2023, the Planning Commission of the City of Manteca adopted Resolution No. 1618 certifying a Mitigated Negative Declaration for the SOMA Apartments project. At the same hearing, the City of Manteca Planning Commission also adopted Resolution 1619, approving the Site Plan Review for SOMA Apartments, File No. 21-137, subject to the Conditions of Approval.

**Determination of Significant Effect(s) on the Environment:**

An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA by a third-party consultant. The potential project impacts were analyzed and determined to be "less than significant" with mitigation. A Mitigation Monitoring and Reporting Plan was adopted by Planning Commission for this project as the findings for approval were made pursuant to the provisions of CEQA.

**Address of Record:**

This is to certify that the Initial Study and Mitigated Negative Declaration with comments and responses and record project approval, is available to the General Public at the City of Manteca, Development Services Department, 1215 West Center Street, Suite 201, Manteca, CA 95337. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

  
\_\_\_\_\_  
Signature of Lead Agency

\_\_\_\_\_  
Associate Planner  
Title

\_\_\_\_\_  
February 23, 2023  
Date

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

Date received for filing at OPR: \_\_\_\_\_