

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[X] County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Floor Suite 260 Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1215 West Center Street, Suite 201 Manteca CA 95337
Contact: Lea C. Simvoulakis
Phone:(209) 456-8000

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): 2023040168

Project Title: Indelicato Property Subdivision Project

Project Applicant: City of Manteca

Project Location (include county): City of Manteca, San Joaquin County

Project Description:

The Project includes annexation of 40 acres of land into the City of Manteca for the subdivision and development of 173 residential units, construction of a 3.03-acre Park/Basin (Lot A), and installation of frontage/entry landscaping. The residential density is 4.3 units/acre, with typical lot sizes of 50 feet by 100 feet or 5,000 square feet (81 lots), and 60 feet by 100 feet (92 lots). All facilities would be removed, including wells, irrigation facilities, and electric lines, per City of Manteca standards and specifications. Access to the subdivision will occur from two locations on the west site of the subdivision along Airport Way.

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

described project on 6/20/23 and has made the following determinations regarding the above described project.

- 1. The project [ ] will [X] 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. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not] adopted for this project.
6. Findings [X] 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:

1215 West Center Street, Suite 201, Manteca, CA 95337

Signature (Public Agency): Lea C. Simvoulakis Title: Deputy Director - Planning

Date: 6/21/2023 Date Received for filing at OPR: