



# Notice of Determination

**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 North San Joaquin Street, Suite 230  
Stockton, CA 95202

**From:**

Public Agency: San Joaquin LAFCo  
Address: 44 North San Joaquin St., Suite 374  
Stockton, CA 95202

Contact: J.D. Hightower  
Phone: (209) 468-3198

Lead Agency (if different from above):  
City of Manteca  
Address: 1215 W. Center St., Suite 201  
Manteca, CA 95337

Contact: Lea Simvoulakis  
Phone: (209) 456-8000

**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): 14050 S Airport Way, Manteca, San Joaquin County

**Project Description:**

The proposed Project includes the annexation of 14050 S. Airport Way, Assessor Parcel Number 204-100-52, a 40 acre +/- parcel 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. Concurrent with the annexation, the property will detach from the Lathrop Manteca Fire Protection District.

This is to advise that the San Joaquin Local Agency Formation Commission has approved the above  
( Lead Agency or  Responsible Agency)

described project on 02/14/2024 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:

44 North San Joaquin Street, Suite 374, Stockton, CA 95202

Signature (Public Agency):  Title: Executive Officer

Date: February 14, 2024 Date Received for filing at OPR: \_\_\_\_\_