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04/21/2025 09:31:48 AM
Steve J. Bestolarides
San Joaquin County Clerk

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 St., 2nd Floor Suite 260
Stockton, CA 95202

From:

Public Agency: City of Manteca
Address: 1001 W. Center Street
Manteca CA 95337

Contact: Jesus Orozco
Phone: 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): 2023110668

Project Title: Union Ranch North

Project Applicant: City of Manteca

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

Project Description:

The proposed Project is the annexation and development of 133.18 acres, which includes a Development and Non-development Area. The development area proposes up to 465 single family residential units, and 4.75 acres for the Tide Water Bike Trail. The Project include the installation of new public roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landscaping.

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

described project on 4/15/25 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:
1001 W. Center Street, Manteca, CA 95337

Signature (Public Agency):  Title: Deputy Director - Planning

Date: April 17, 2025 Date Received for filing at OPR: