Filed Doc #: 39-10202025-307
10/20/2025 09:52:08 AM
Steve J. Bestolarides
San Joaquin County Clerk

## Lead Agency:

City of Manteca

1215 W Center Street Suite 201

Manteca CA 95337

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# DOCUMENT TITLE

Notice of Determination for a Mitigated Negative Declaration/ Kaiser Ed Expansion

**San Joaquin County Recorders**
Steve J. Bestolarides
44 N San Joaquin Street, Room 260
Stockton, Ca 95202
**Receipt: 1869514**

| Product | Name | Extended |
|---|---|---|
| FISH | CLERK CLERK FISH AND GAME FILINGS | $3,018.75 |
| | # Pages | 2 |
| | Document # | 39-10202025-307 |
| | Negative Declaration (C) | $2,968.75 |
| | Clerk Filing Fee | $50.00 |
| **Total** | | $3,018.75 |

| | |
|---|---|
| Tender (Check) | $3,018.75 |
| Paid By | the s/l/a/m collaborative, inc |
| Payor | 043419 |
| Check # | 043419 |
| Paid By | the s/l/a/m collaborative, inc |

Thank You!

**10/20/25, 9:52 AM PST** knuchugh

# CITY OF MANTECA

## DEVELOPMENT SERVICES DEPARTMENT

# Notice of Determination for a Mitigated Negative Declaration

**To:** X 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

X Office of Land Use and Climate Innovation

*For U.S. Mail:*
P.O. Box 3044
Sacramento, CA 95812-3044

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

**Project Title:** Kaiser ED Expansion -- File Nos.: SPC-24-81, UPJ-25-02, LLA-24-82 & MSP-25-05
**State Clearing House #:** SCH# 2025080633

**Project Location:** 121, 153 and 167 St. Dominics Dr., & 1765, 1777, 1779, 1783, 1787 and 1795 W. Yosemite Ave., 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 & 200-140-29, -30, and -31, Manteca, San Joaquin County.

**Lead Agency:** City of Manteca

**Project Applicant:** Kaiser Foundation Hospitals, Tina Wehrmeister, 1 Kaiser Plaza, 22nd Floor, Oakland, CA 94612

**Project Description:** The project will consist of a site plan review to allow for a 27,476 sq ft expansion of the existing Emergency Department. A Conditional Use Permit is required for hospital uses in the PQP Zoning District. A series of Lot Line Adjustments is requested to merge two parcels and multiple paper lots into one parcel to accommodate the proposed structure and required parking and landscaping. A Master Sign Program is requested because Kaiser owns multiple buildings on site and leases some medical office space to non-Kaiser tenants. Parking displaced by the proposed development will be relocated to the east along St. Dominics Drive and the existing turf and pergola landscape feature will be removed. The parking area to the west of the future emergency department will remain but will be reconfigured to include an ambulance drop-off zone. The property is situated on the northwestern corner of the intersection of W. Yosemite Avenue and St. Dominics Drive.

**Date and Description of Project Approval:** On October 16, 2025, the Planning Commission of the City of Manteca adopted a Resolution certifying an Initial Study / Mitigated Negative Declaration for the Kaiser ED Expansion project and approving the Site Plan/Design Review SPC-24-81, Use Permit UPJ-25-02; Lot Line Adjustment LLA-24-82 and Master Sign Program MSP-25-02 with 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. A Mitigation Monitoring and Reporting Plan was adopted by the Planning Commission of the City of Manteca for this project, and findings were made pursuant to the provisions of CEQA.

**Address of Record:** This is to certify that the Initial Study and Mitigated Negative Declaration and record of 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.

| Signature of Lead Agency | Associate Planner<br>Title | 10/20/2025<br>Date |
|---|---|---|

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

Date received for filing at OPR: OCT 20 2025

State of California - Department of Fish and Wildlife

# 2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 39-10202025-307

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025080633

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF MANTECA | | 10/20/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| SAN JOAQUIN | 39-10202025-307 |

PROJECT TITLE

KAISER ED EXPANSION-FILE NOS, SPC-24-84, UPJ-25-02, LLA-24-82 & MSP-25-05

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| CITY OF MANTECA | | ( ) |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 1215 W CENTER STREET SUITE 201 | MANTECA | CA | 95337 |

**PROJECT APPLICANT** *(Check appropriate box)*

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

**CHECK APPLICABLE FEES:**

| | | | |
|---|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,123.50 | $ | |
| ☒ Mitigated/Negative Declaration (MND)(ND) | $2,968.75 | $ | $2,968.75 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,401.75 | $ | |

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

| | | | |
|---|---|---|---|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | $850.00 | $ | |
| ☒ County documentary handling fee | | $ | $50.00 |
| ☐ Other | | $ | |

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☒ Check ☐ Other

**TOTAL RECEIVED** $ $3,018.75

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X Kelley McHugh | Kelley McHugh ,Deputy |

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)