Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Nile Garden Elementary School Annex Project

Lead Agency: Manteca Unified School District
Contact Person: Aaron Bowers, Director II – Facilities/Operations
Mailing Address: 2271 West Louise Avenue
Phone: (209) 858-0802
City: Manteca Zip: 95337
County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Manteca
Cross Streets: E Nile Avenue and Union Road Zip Code: 95337
Longitude/Latitude (degrees, minutes and seconds): 37 ° 45 ′ 10 ″ N / 121 ° 14 ′ 07 ″ W Total Acres: 8.3
Assessor's Parcel No.: 226-070-15 Section: 19 Twp.: T2S Range: R7E Base: MDB&M
Within 2 Miles: State Hwy #: None Waterways: None
Airports: None Railways: None Schools: Nile Garden Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☒ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: General Agriculture (AG); Zoning: General Agriculture (AG-40).

Project Description: *(please use a separate page if necessary)*

The proposed project involves the construction and operation of an annex campus to support the existing Nile Garden Elementary School. The proposed project would include four primary buildings and one ancillary structure totaling approximately 56,392 square feet. Proposed facilities would include approximately 22 classrooms; a multipurpose building designed to accommodate indoor assembly and cafeteria functions; a compact administrative building; two learning commons; and an approximately 1,920-square-foot shade structure. Construction would occur in a single phase beginning in February 2028 and would take approximately 18 months to complete, with completion anticipated in July 2029. Upon completion, the annex campus would be fully operational and integrated with the existing Nile Garden Elementary School campus.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 10		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
X	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

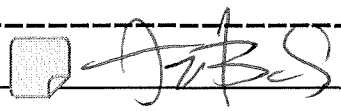
Local Public Review Period (to be filled in by lead agency)

Starting Date July 31, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: PlaceWorks
Address: 101 Parkshore Drive, Suite 200
City/State/Zip: Folsom, California 95630
Contact: Miles Barker
Phone: 916.245.7500

Applicant: Manteca Unified School District
Address: 2271 W Louise Ave
City/State/Zip: Manteca, California 95337
Phone: 209.858.0802

Signature of Lead Agency Representative:  **Date:** 7/31/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.