



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Notice of Exemption

To: ✕ 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

✕ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT TITLE: Pacific West Affordable Apartments – Site Plan and Design Review: SPA 23-112
PROJECT APPLICANT: Pacific West Communities, ATTN: Darren Berberian, 430 East State Street, Suite 100, Eagle, Idaho 93616
PROJECT LOCATION: 1688 South Airport Way, Manteca, CA 95337
Assessor's Parcel Numbers (APNs): 226-160-09, San Joaquin County
PROJECT DESCRIPTION: Site Plan Review for the construction of a 216-unit affordable housing apartment complex with associated amenities.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Darren Berberian

EXEMPT STATUS: (Check One)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15369 (a));
- Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- Categorical Exemption (15332, In-Fill Development)
- Statutory Exemptions. (15183 General Plan Consistency Finding)
- Not Subject to CEQA (65912.110)

Filed Doc #: 39-02262026-054
Thu Feb 26 12:28:35 PST 2026
Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



REASONS WHY THE PROJECT IS EXEMPT:

Pursuant to California Government Code Section 65912.110, notwithstanding any inconsistent provision of a local government's general plan, specific plan, zoning ordinance, or regulation, a development proponent may submit an application for a housing development that is a *use by right* and subject to a *streamlined, ministerial review* under Section 65912.114, provided the project satisfies all requirements set forth in Sections 65912.111, 65912.112, and 65912.113.

The proposed project qualifies for such streamlined, ministerial approval and is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. Section 15183 provides that projects consistent with the development density and intensity established by existing zoning, community plans, or general plans for which an Environmental Impact Report has been certified do not require additional environmental review, except to address project-specific impacts not previously analyzed.

The proposed project is consistent with the applicable General Plan land use designation, associated policies, and zoning regulations. A CEQA Consistency Checklist was completed and reviewed, confirming that the project is fully consistent with the City's 2043 General Plan. An Environmental Impact Report was previously certified for the 2043 General Plan (SCH# 2020019010), and the proposed project falls within the scope of that analysis.

Date received for filing at OPR: _____



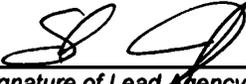
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The project does not result in environmental effects that are peculiar to the site or the project, does not create impacts that are more significant than those analyzed in the certified EIR, and does not require new or substantially different mitigation measures. All applicable mitigation measures identified in the General Plan EIR will be implemented as required.

Accordingly, the project qualifies for the exemption under CEQA Guidelines Section 15183, and no further environmental review is required.

LEAD AGENCY CONTACT PERSON: Sol Jobrack, Associate Planner
TELEPHONE NUMBER: (209) 456-8574



Signature of Lead Agency

Associate Planner

Title

2/26/2024

Date

Date received for filing at OPR: _____