

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Joaquin

From: (Public Agency): City of Manteca
1215 W. Center St., Suite 201
Manteca, CA 95337
(Address)

Project Title: 4-C Ranch Annexation

Project Applicant: Toni Raymus, C/O Raymus Homes

Project Location - Specific:
9683 E. Louise Avenue, Manteca, CA 95336 APN: 208-080-10

Project Location - City: Manteca Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:
Request for the Annexation of 19.68± acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 19.68± acres, and a Tentative Subdivision Map covering the 19.68± acres, dividing it into 68 single-family residential lots and one 2.09-acre basin park. Proposed lots will range in size from 6,233 square feet to 14,537 square feet.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: Toben Barnum, Associate Planner

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[] Categorical Exemption. State type and section number:
[X] Statutory Exemptions. State code number: CEQA Section 15183 per SCH# 2020019010

Reasons why project is exempt:
The project was deemed exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines. CEQA 15186 Consistency Checklist conclusions:
The Project is consistent with the 2043 General Plan EIR (and subsequent Manteca General Plan Amendment, 2024) certified on June 19, 2023 (SCH #2020019010)
The Project's cumulative impacts were fully addressed in the 2043 General Plan EIR.
The Project would not result in any new cumulative environmental impacts beyond those addressed in the General Plan EIR.

Lead Agency
Contact Person: Toben Barnum, Associate Planner Area Code/Telephone/Extension: 209-456-8517

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 4-8-2026 Title: ASSOCIATE PLANNER

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Filed Doc #: 39-01082026-093
Wed Apr 08 12:17:36 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: cperezsuarez
[Barcode]

