



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

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

From: City of Manteca
Development Services Department
1215 W. Center Street, Suite 201
Manteca, CA 95337

PROJECT TITLE: URN Tractor Supply and Dutch Bros – Specific Plan Amendment (SPP 25-18), Lot Line Adjustment (LLA 25-18), Minor Use Permits (MUP 25-18-1 and MUP 25-18-2), and Site Plan Review (SPR 25-18)

PROJECT APPLICANT: California Gold Development Corp. ATTN: Nate Patteson, 133 Old Wards Ferry Rd. Suite G, Sonora, CA 95370

PROJECT LOCATION: 2160, 2170, 2180 North Union Road, Manteca, CA 95336
Assessor's Parcel Numbers (APNs): 197-240-04, 197-240-05, 197-240-06, San Joaquin County

PROJECT DESCRIPTION: The project consists of a Specific Plan Amendment, Lot Line Adjustment, Site Plan and Design Review, and two Minor Use Permits within the Union Ranch Specific Plan area to allow development of a 950-square-foot drive-through Dutch Bros Coffee on a 1.03-acre parcel and a 21,702-square-foot Tractor Supply store with a 1,250-square-foot forage shed and approximately 24,191 square feet of outdoor display area on a 3.40-acre parcel. The Specific Plan Amendment modifies the Use Table to allow drive-through uses and gardening and landscape supply uses subject to Minor Use Permits.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Sol Jobrack, Associate Planner

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 Exemption. (15301, Existing Facilities)
- Not Subject to CEQA (15061(b)(3))

Filed Doc #: 39-04082026-095
Wed Apr 08 12:23:36 PDT 2026
Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: cperezsuarez



REASONS WHY PROJECT IS EXEMPT: The proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA). An environmental memorandum dated November 6, 2025, assessing the proposed project concluded that the Project qualifies for the Commonsense Exemption pursuant to CEQA Guidelines §15061(b)(3), which applies when it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The proposed development involves minor improvements on a previously disturbed and urbanized site, and no new or unusual environmental impacts would occur. Therefore, the commonsense exemption is appropriate.

In addition, the Project qualifies for the Infill Exemption under CEQA Guidelines 15332. The exemption applies to infill
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development within city limits on sites less than five acres, are surrounded by urban uses, meet specified criteria regarding consistency with the General Plan and zoning, lack of significant environmental effects, availability of utilities and services, and absence of habitat value for special-status species. The First Carbon Solutions memo confirms that the Project meets all requirements for this exemption: it is located on an infill site, is consistent with applicable land use designations, relies on existing infrastructure, and would not result in significant traffic, noise, air quality, or other environmental impacts.

LEAD AGENCY CONTACT PERSON: Sol Jobrack, Associate Planner

TELEPHONE NUMBER: (209) 456-8574



Signature of Lead Agency

Associate Planner

Title

4.8.2026

Date

Date received for filing at OPR: _____