



# 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: Sarene Place – Site Plan and Design Review: SPA 23-85

PROJECT APPLICANT: Jeremy Metz – 225 N. Market Street Suite 255, San Jose, CA 95110

PROJECT LOCATION: 429 Sutter Street, Assessor's Parcel Numbers (APN): 223-120-06 Manteca, CA, 95336  
San Joaquin County

PROJECT DESCRIPTION: A Site Plan and Design Review to develop a new fourplex on a 0.43-acre parcel that incorporates the existing single-family residence and detached shop as part of the overall development to establish the medium-density use.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Jeremy Metz

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 (15303(b), New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions.
- ☐ Not Subject to CEQA

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Wed Aug 12 09:59:00 PDT 2026  
Page: 1 of 1 Fee: \$50.00  
Steve J. Bestolarides  
San Joaquin County Clerk

By Deputy: aambriz



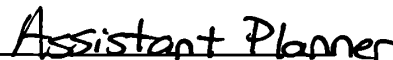
REASONS WHY PROJECT IS EXEMPT: This project has been determined to not be subject to the requirements of the California Environmental Quality Act (CEQA) per Section 15303(b). This exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

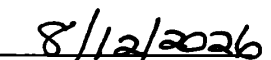
- A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

LEAD AGENCY CONTACT PERSON: Allison Diaz, Assistant Planner

TELEPHONE NUMBER: (209) 456-8515

  
\_\_\_\_\_  
Signature of Lead Agency

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

Date received for filing at OPR: \_\_\_\_\_

1001 W. CENTER ST. • MANTECA, CA 95337 • (209) 456-8500 • FAX (209) 923-8949  
www.ci.manteca.ca.us

Revised 02/29/2013