

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

44 N. San Joaquin St.

Stockton, CA 95202

From: (Public Agency): City of Manteca Development Services
1215 W. Center St., Suite 201
Manteca, CA 95336

(Address)

Project Title: 1901 E. Yosemite Commercial

Project Applicant: Major Singh, 1580 Garden Farms Ave., Lathrop, CA 95330

Project Location - Specific:

1901 E. Yosemite Avenue, Manteca, CA 95336 APN 208-310-26

Project Location - City: Manteca

Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Parcel Map to divide the 2.98 acre property into two parcels, and the Site Plan & Design Review for the construction of a 5,092-square-foot convenience store with a carwash and 12-pump gas station on the 1.42 acre proposed parcel 1, located at 1901 E. Yosemite Avenue.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: Major Singh

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: 15332

☐ Statutory Exemptions. State code number: _____

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 15332, In-Fill Development Projects. It meets the In-Fill Development Projects exemption because the project will be consistent with the C General Plan land use designation and the CG zone. The project is on less than 5 acres (2.98 acres), and is completely surrounded by urban uses. The site does not have value as a habitat for endangered, rare, or threatened species, but will follow all requirements from SJCOG-Multi-Species Conservation Plan. Lastly, approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, as this project is developing on a previously developed lot on a major arterial that can accommodate the proposed use, and the project will follow all applicable standards, requirements, and project conditions. The site can be adequately served by all required utilities and public services. Therefore, no further environmental review is required.

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: _____ Date: 09/02/2026 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 #: 39-09022026-261
Wed Sep 02 14:13:10 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz



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