Print Form

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: PSS Apartments and Retail Development

Project Applicant: MCR Engineering, Kevin Lang, 1242 Dupont Ct., Manteca, CA 95336

Project Location - Specific:
2218 W. Yosemite Ave., Manteca, CA 95337 (APN 241-300-76)

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

Description of Nature, Purpose and Beneficiaries of Project:

Site Plan and Design Review of a mixed-use development ("The Project") consisting of three structures: 1) a five-story, 75' tall, 164-unit apartment complex project, 2) adjacent community building / leasing office, and 3) a two-story eight-suite commercial building with associated parking, lighting and open space on a 4.56± acre site. The proposed residential use will occupy 3.4± acres of the site and will include a single five-story structure with a mix of one and two-bedroom apartments. Parking is contained largely on the ground level of the building in a covered parking structure.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: PSS Apartments & Retail Holding, Parm Sidhu

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: _____
- ☒ Statutory Exemptions. State code number: 15183

Reasons why project is exempt:

Although the project site is less than five acres, it did not meet all the criteria necessary for a categorical exemption. A CEQA Consistency Checklist was prepared which determined the Proposed Project is consistent with the CMU Land Use Designation and density established by existing zoning and General Plan policies for which an EIR was certified. The Proposed Project has been conditioned to comply with all applicable City standards. There are no Project-specific effects peculiar to the Project or its site, which the General Plan EIR failed to analyze as significant effects. No potential new impacts related to the Project have been identified that will necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. Therefore, no additional environmental review is required per California Environmental Quality Act (CEQA), Article 12 §15183, "Projects Consistent with a Community Plan, General Plan or Zoning".

Lead Agency
Contact Person: Toben Barnum 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: 10/19/26 Title: Associate Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Filed Doc #: 39-10192026-310
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Page: 1 of 1 Fee: $50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: jstevens



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