



Notice of Exemption

Appendix E

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

From: (Public Agency): City of Manteca
Development Services Department

County Clerk

County of: San Joaquin

(Address)

Project Title: TPC West Apartments - Site Plan and Design Review: SPC 25-119

Project Applicant: Pacific West Communities, 430 E State Street, Suite 100 Eagle, ID 83616

Project Location - Specific:

1758 W Yosemite Ave., Manteca, CA 95337 (APN): 222-050-05, San Joaquin County

Project Location - City: Manteca

Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

Site Plan Review for approval of the construction of a 216-unit multi-family apartment development. The development will consist of 6 buildings with 1-, 2-, and 3-bedroom units ranging from 644 to 1,204 square feet. On-site amenities include a community center, pool, tot lot, dog run, and open space for recreation.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: Lauren Alexander

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 (d)(2), Projects Consistent With a Community Plan Or Zoning

Reasons why project is exempt:

CEQA Guidelines §15183 mandates that projects that are consistent with the development density established by existing zoning, a community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, the 6th Cycle Housing Element of the 2043 Manteca General Plan) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the proposed project or its site. The 2043 Manteca General Plan was adopted and the accompanying EIR certified in 2023 (SCH# 2020019010).

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: [Signature] Date: 12/11/2025 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 #: 39-12112025-355
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Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



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