



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Filed Doc #: 39-02262026-054
02/26/2026 12:28:35 PM

Steve J. Bestolarides
San Joaquin County Clerk

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: Pacific West Affordable Apartments – Site Plan and Design Review: SPA 23-112
PROJECT APPLICANT: Pacific West Communities, ATTN: Darren Berberian, 430 East State Street, Suite 100, Eagle, Idaho 93616
PROJECT LOCATION: 1688 South Airport Way, Manteca, CA 95337
Assessor's Parcel Numbers (APNs): 226-160-09, San Joaquin County
PROJECT DESCRIPTION: Site Plan Review for the construction of a 216-unit affordable housing apartment complex with associated amenities.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Darren Berberian

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 Exemptions. (15183 General Plan Consistency Finding)
- Not Subject to CEQA (65912.110)

REASONS WHY THE PROJECT IS EXEMPT:

Pursuant to California Government Code Section 65912.110, notwithstanding any inconsistent provision of a local government's general plan, specific plan, zoning ordinance, or regulation, a development proponent may submit an application for a housing development that is a *use by right* and subject to a *streamlined, ministerial review* under Section 65912.114, provided the project satisfies all requirements set forth in Sections 65912.111, 65912.112, and 65912.113.

The proposed project qualifies for such streamlined, ministerial approval and is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. Section 15183 provides that projects consistent with the development density and intensity established by existing zoning, community plans, or general plans for which an Environmental Impact Report has been certified do not require additional environmental review, except to address project-specific impacts not previously analyzed.

The proposed project is consistent with the applicable General Plan land use designation, associated policies, and zoning regulations. A CEQA Consistency Checklist was completed and reviewed, confirming that the project is fully consistent with the City's 2043 General Plan. An Environmental Impact Report was previously certified for the 2043 General Plan (SCH# 2020019010), and the proposed project falls within the scope of that analysis.

Date received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 39-02262026-054
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA/ DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/26/2026
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-02262026-054	

PROJECT TITLE
 PACIFIC WEST AFFORDABLE APRTMENT-SITE PLAN AND DESIGN REVIEW: SPA 23-112

PROJECT APPLICANT NAME CITY OF MANTECA/ DEVELOPMENT SERVICES	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 923-8949
PROJECT APPLICANT ADDRESS 1215 W CENTER ST SUITE 201	CITY MANTECA	STATE CA
		ZIP CODE 95337

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Rosa Arceo ,Deputy
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The project does not result in environmental effects that are peculiar to the site or the project, does not create impacts that are more significant than those analyzed in the certified EIR, and does not require new or substantially different mitigation measures. All applicable mitigation measures identified in the General Plan EIR will be implemented as required.

Accordingly, the project qualifies for the exemption under CEQA Guidelines Section 15183, and no further environmental review is required.

LEAD AGENCY CONTACT PERSON: Sol Jobrack, Associate Planner
TELEPHONE NUMBER: (209) 456-8574

Signature of Lead Agency

Associate Planner

Title

2/26/2025

Date

Date received for filing at OPR: _____

San Joaquin County Recorders
Steve J. Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1903445

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$50.00
# Pages	2
Document #	39-02262026-054
Clerk Filing Fee	\$50.00
Total	\$50.00

Tender (Check)	\$50.00
Paid	DARRENGBERBERIAN/AUDRA
By	BERBERIAN
Payor	SCHOOLS FIRST
Check #	2995
Paid	DARRENGBERBERIAN/AUDRA
By	BERBERIAN

Thank You!

2/26/26, 12:28 PM PST rosaa