

# 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  
1215 W. Center St., Suite 201  
Manteca, CA 95337

County Clerk  
County of: San Joaquin  
\_\_\_\_\_  
\_\_\_\_\_

(Address)

Project Title: 4-C Ranch Annexation

Project Applicant: Toni Raymus, C/O Raymus Homes

Project Location - Specific:

9683 E. Louise Avenue, Manteca, CA 95336 APN: 208-080-10

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

Description of Nature, Purpose and Beneficiaries of Project:

Request for the Annexation of 19.68± acres of unincorporated land in San Joaquin County into the City of Manteca, the Pre-zoning of all 19.68± acres, and a Tentative Subdivision Map covering the 19.68± acres, dividing it into 68 single-family residential lots and one 2.09-acre basin park. Proposed lots will range in size from 6,233 square feet to 14,537 square feet.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: Toben Barnum, Associate Planner

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: CEQA Section 15183 per SCH# 2020019010

Reasons why project is exempt:

The project was deemed exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines. CEQA 15186 Consistency Checklist conclusions:

The Project is consistent with the 2043 General Plan EIR (and subsequent Manteca General Plan Amendment, 2024) certified on June 19, 2023 (SCH #2020019010)  
The Project's cumulative impacts were fully addressed in the 2043 General Plan EIR.  
The Project would not result in any new cumulative environmental impacts beyond those addressed in the General Plan EIR.

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: 4-8-2026 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 #: 39-04082026-093  
04/08/2026 12:17:36 PM

Steve J. Bestolarides  
San Joaquin County Clerk



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 39-04082026-093
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA C/O	LEAD AGENCY EMAIL	DATE 04/08/2026
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-04082026-093	

PROJECT TITLE  
4-C RANCH ANNEXATION

PROJECT APPLICANT NAME TONI RAYMUS, C/O RAYMUS HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 456-8517
PROJECT APPLICANT ADDRESS 1215 W CENTER ST STE 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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Claudia Perez-Suarez ,Deputy
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