



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

Notice of Exemption

To: County Clerk
San Joaquin County
44 North San Joaquin Street, Suite 260
Stockton, CA 95202

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: City of Manteca
Development Services Department
1215 W. Center Street, Suite 201
Manteca, CA 95337

PROJECT TITLE: URN Tractor Supply and Dutch Bros – Specific Plan Amendment (SPP 25-18), Lot Line Adjustment (LLA 25-18), Minor Use Permits (MUP 25-18-1 and MUP 25-18-2), and Site Plan Review (SPR 25-18)

PROJECT APPLICANT: California Gold Development Corp. ATTN: Nate Patteson, 133 Old Wards Ferry Rd. Suite G, Sonora, CA 95370

PROJECT LOCATION: 2160, 2170, 2180 North Union Road, Manteca, CA 95336
Assessor's Parcel Numbers (APNs): 197-240-04, 197-240-05, 197-240-06, San Joaquin County

PROJECT DESCRIPTION: The project consists of a Specific Plan Amendment, Lot Line Adjustment, Site Plan and Design Review, and two Minor Use Permits within the Union Ranch Specific Plan area to allow development of a 950-square-foot drive-through Dutch Bros Coffee on a 1.03-acre parcel and a 21,702-square-foot Tractor Supply store with a 1,250-square-foot forage shed and approximately 24,191 square feet of outdoor display area on a 3.40-acre parcel. The Specific Plan Amendment modifies the Use Table to allow drive-through uses and gardening and landscape supply uses subject to Minor Use Permits.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Sol Jobrack, Associate Planner

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 Exemption. (15301, Existing Facilities)
- Not Subject to CEQA (15061(b)(3))

Filed Doc #: 39-04082026-095
04/08/2026 12:23:36 PM

Steve J. Bestolarides
San Joaquin County Clerk

REASONS WHY PROJECT IS EXEMPT: The proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA). An environmental memorandum dated November 6, 2025, assessing the proposed project concluded that the Project qualifies for the Commonsense Exemption pursuant to CEQA Guidelines §15061(b)(3), which applies when it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The proposed development involves minor improvements on a previously disturbed and urbanized site, and no new or unusual environmental impacts would occur. Therefore, the commonsense exemption is appropriate.

In addition, the Project qualifies for the Infill Exemption under CEQA Guidelines 15332. The exemption applies to infill

Date received for filing at OPR: _____



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development within city limits on sites less than five acres, are surrounded by urban uses, meet specified criteria regarding consistency with the General Plan and zoning, lack of significant environmental effects, availability of utilities and services, and absence of habitat value for special-status species. The First Carbon Solutions memo confirms that the Project meets all requirements for this exemption: it is located on an infill site, is consistent with applicable land use designations, relies on existing infrastructure, and would not result in significant traffic, noise, air quality, or other environmental impacts.

LEAD AGENCY CONTACT PERSON: Sol Jobrack, Associate Planner

TELEPHONE NUMBER: (209) 456-8574



Signature of Lead Agency

Associate Planner

Title

4.8.2025

Date

Date received for filing at OPR: _____



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER: 39-04082026-095
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA	LEAD AGENCY EMAIL	DATE 04/08/2026
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-04082026-095	

PROJECT TITLE
URN TRACTOR SUPPLY AND DUTCH BROS-SPECIFIC PLAN AMENDMENT (SPP 25-18), LOT LINE ADJUSTMENT

PROJECT APPLICANT NAME CALIFORNIA GOLD DEVELOPMENT CORP ATTN:	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 456-8574
PROJECT APPLICANT ADDRESS 133 OLD WARDS FERRY RD STE 6	CITY SONORA	STATE CA
		ZIP CODE 95370

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 Claudia Perez-Suarez ,Deputy
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2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail environmental document filing fee for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- Issue environmental document filing fee cash receipt to project applicant.
- Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs and NOEs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

San Joaquin County Recorders
Steve J Bestolarides
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1915608

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$50.00
# Pages	2
Document #	39-04082026-095
Clerk Filing Fee	\$50.00
Total	\$50.00

Tender (Check) \$50.00
Paid By california gold development corp
Payor wells fargo bank
Check # 14641
Paid By california gold development corp

Thank You!

4/8/26, 12:23 PM PST cperezsuarez