

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: [Signature] Date: 10/19/2026 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 #: 39-10192026-310
10/19/2026 09:59:46 AM

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:
39-10192026-310

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF MANTECA

LEAD AGENCY EMAIL

DATE
10/19/2026COUNTY/STATE AGENCY OF FILING
SAN JOAQUINDOCUMENT NUMBER
39-10192026-310

PROJECT TITLE

PSS APARTMENTS AND RETAIL DEVELOPMENT

PROJECT APPLICANT NAME
MCR ENGINEERING, KEVIN LANG

PROJECT APPLICANT EMAIL

PHONE NUMBER
(209) 456-8517PROJECT APPLICANT ADDRESS
1242 DUPONT CT.CITY
MANTECASTATE
CAZIP CODE
95336

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

Jill Stevens ,Deputy

