



# CITY OF MANTECA

COMMUNITY DEVELOPMENT  
DEPARTMENT

## Notice of Exemption

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

From: City of Manteca  
Community Development Department  
1001 W. Center Street  
Manteca, CA 95337

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

PROJECT TITLE: Tentative Subdivision Map Extension for Paradise Villas – SDX 23-101

PROJECT APPLICANT: Paradise Investment Properties Group, LLC, c/o Raghu Malladi, 35971 Bronze St., Union City, CA 94587

PROJECT LOCATION - SPECIFIC: 339 Pestana Ave., Assessor's Parcel Numbers (APN): 208-21-018, Manteca, CA, 95336 San Joaquin County

PROJECT DESCRIPTION: Two-year extension for approved Tentative Subdivision Map for Paradise Villas, consisting of 52 lots for two- and three-story units with associated site improvements, landscaping, and lighting on 3.14 acres.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Raghu Malladi, Paradise Investment Properties Group, LLC

**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.
- Not Subject to CEQA

REASONS WHY PROJECT IS EXEMPT: This project has been determined to not be subject to the requirements of the California Environmental Quality Act (CEQA) per Section 15332. This exemption applies to projects characterized as in-fill development in which the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

LEAD AGENCY CONTACT PERSON: Mallorie Fenrich, Senior Planner

TELEPHONE NUMBER: (209) 456-8514

  
Signature of Lead Agency

Senior Planner  
Title

12/20/23  
Date

Date received for filing at OPR: \_\_\_\_\_