



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

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: Waterfall Apartments – Site Plan and Design Review: SPC 23-79

PROJECT APPLICANT: MCR Engineering, ATTN: Mike Jones, 1242 Dupont Ct., Manteca, CA 95336

PROJECT LOCATION - SPECIFIC: 380 N Airport Way., Manteca, CA 95337
Assessor's Parcel Number (APN): 200-130-06, San Joaquin County

PROJECT DESCRIPTION: Site Plan Review for approval of the construction of a 24-unit apartment building, off-street parking, and perimeter and frontage landscaping with on-site water detention.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Mike Jones


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: Toben Barnum, Associate Planner

TELEPHONE NUMBER: (209) 456-8517



Signature of Lead Agency

Associate Planner

Title

January 23, 2024

Date

Date received for filing at OPR: _____