

Filed Doc #: 39-03252025-056
Tue Mar 25 14:08:20 PDT 2025
Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

Lead Agency:

City of Manteca/Development Services Department

1215 W. Center St Suite 201

Manteca CA 95337

By Deputy: rosaa



DOCUMENT TITLE

Notice of Exemption



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: Crossroads Plaza – Tentative Parcel Map: SDN 24-87

PROJECT APPLICANT: Manteca 18, LLC Attn: Jim Berookhim - 2355 Westwood Blvd., Suite 410
Los Angeles, CA 90064

PROJECT LOCATION - SPECIFIC: 2064 N. Union Road, Assessor's Parcel Numbers (APN): 216-020-01
Manteca, CA, 95336 San Joaquin County

PROJECT DESCRIPTION: Tentative Parcel Map to subdivide a 1.98-acre site into two parcels. The subdivision of the parcel will create two parcels for the already approved development, which consists of an Auto Zone Parts store on the ±0.76-acre parcel and Circle K convenience store with a 12-pump gas station on the ±1.21-acre parcel.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Manteca

NAME OF PERSON CARRYING OUT PROJECT: Jim Berookhim

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 (15315, Minor Land Divisions)
- ☐ 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 15315. This exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use when:

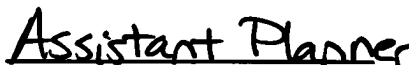
- Four or fewer parcels of the division are in conformance with the General Plan and zoning;
- No variances or exceptions are required;
- All services and access to the proposed parcels to local standards are available;
- The parcel was not involved in a division of a larger parcel within the previous two years;
- The parcel does not have an average slope greater than 20 percent.

LEAD AGENCY CONTACT PERSON: Allison Diaz, Assistant Planner

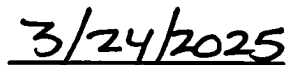
TELEPHONE NUMBER: (209) 456-8515



Signature of Lead Agency



Title



Date

Date received for filing at OPR: _____

1001 W. CENTER ST. • MANTECA, CA 95337 • (209) 456-8500 • FAX (209) 923-8949

www.ci.manteca.ca.us

Revised 02/29/2013