

CEQA TECHNICAL ANALYSIS MEMORANDUM

To: City of Manteca
From: Amy Rossig, Harris & Associates
Subject: Chamberlain Annexation (ANX 25-33, PRZ 25-33)
Date: June 11, 2026

Summary

The purpose of this memorandum, prepared by Harris & Associates (Harris), is to support the City of Manteca in determining the appropriate California Environmental Quality Act (CEQA) documentation.

The City of Manteca is initiating an annexation of APNs: 218-020-008, -014, -017, -018, -019, -024, and -025, encompassing approximately 17.4 acres, located east of northbound Highway 99, west of S. Inheritance Way, and south of E. Lathrop Road, on the northeast fringes of the city limits. The annexation parcels are currently developed as an artificial turf retail store, a shed retail store, an automotive repair business, and State Highway 99. As part of the project, the City of Manteca would Prezone three parcels, identified as 218-020-014, -017, and -025, with a General Commercial (CG) zoning designation. No development is proposed as part of this project.

Based on the scope, scale, and potential environmental impacts of the project, it was determined that a Categorical Exemption is the appropriate documentation (instead of an Initial Study/ Mitigated Negative Declaration).

CEQA Compliance and Documentation

Because the project requires discretionary approval, it is considered a project subject to CEQA. As the lead agency, the City of Manteca must determine whether the project is exempt from CEQA or requires additional environmental review.

CEQA Guidelines Section 15319 (Class 19) provides a categorical exemption for annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided that any extension of utility services would have the capacity to serve only the existing facilities.

The proposed annexation qualifies for this exemption. The project sites are developed with existing commercial structures. The current San Joaquin County zoning designation is General Commercial (C-G), and the proposed City prezone designation is General Commercial (CG), which is consistent with the existing uses of the properties. Neither designation establishes residential density requirements, and no

ATTACHMENT 5

changes to the intensity or nature of the existing development are proposed. Furthermore, no additional development is included as part of the project. Accordingly, the annexation would not result in any physical changes to the environment beyond those already existing and would be consistent with the applicable development standards.

Essential utility services are provided to the existing facilities. A 12-inch PVC water main is located along E Lathrop Road, running east–west adjacent to the project area. Fire protection in the vicinity is supported by two existing fire hydrants located within approximately 1,200 feet of the nearest building within the annexation area, providing nearby first-response water access. Emergency response services are further supported by Fire Station No. 244, located approximately 1.5 miles from the site, and Lathrop-Manteca Fire District Fire Station 33, located approximately 2 miles from the annexation area. These existing infrastructure and service providers are adequate to serve the project area, and no expansion of public facilities is proposed as part of the annexation.

Conclusion

The analysis concludes that the proposed project would result in either no impact or less-than-significant impacts to the environment. No mitigation measures are recommended or required.

Therefore, based on substantial evidence in the record, the proposed project qualifies for exemption from CEQA under Section 15319. It can be seen with certainty that there is no possibility that the project would have a significant effect on the environment. Accordingly, the project is appropriately considered categorically exempt from CEQA.