SAN JOAQUIN COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: ☒ Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Project Title: Administrative Use Permit No. PA-2500293

Project Location - Specific: The project site is at the western terminus of E. Venture Way at S. Ideal Parkway, Manteca. (APN/Address: 208-190-09 / 1151 E. Venture Way, Manteca) (Supervisorial District: 4)

Project Location – City: Manteca

Project Location – County: San Joaquin County

Project Description: Administrative Use Permit application to add the uses for auto repair, and truck repair, and truck sales to the existing warehouse and auto storage uses. No structural changes are proposed. Truck sales will be limited to 6 trucks at any given time. Truck repairs will be the use with auto repair only occasionally. The property is provided water and storm water drainage services from CSA 30 Manteca Industrial Center and the applicant has provided a will serve letter for these services. The property utilizes a private, on site septic system for sanitary sewer. Access is directly from E. Venture Way / Ideal Parkway. This property is not under Williamson Act contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

Project Proponent(s): Gurminder Singh / Gurminder Singh

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15301, Class 1)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15301, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: 2/13/26

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 2/13/26

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.