



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 39-02252026-052
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MANTECA	LEAD AGENCY EMAIL	DATE 02/25/2026
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-02252026-052	

PROJECT TITLE
GATEWAY SOLAR RV & BOAT STORAGE

PROJECT APPLICANT NAME GATEWAY SOLAR RV & BOAT STORAGE ATTN:	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 456-8565
PROJECT APPLICANT ADDRESS 223 FOSTER ST	CITY MARTINEZ	STATE CA
		ZIP CODE 94553

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:


- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Alfred Ambriz ,Deputy
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Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Manteca
1215 W Center Street, Suite 201
Manteca, CA 95337

County Clerk
County of: San Joaquin
44 N San Joaquin Street, Second Floor, Suite 260
Stockton, CA 95202

(Address)

Project Title: Gateway Solar RV & Boat Storage

Project Applicant: Gateway Solar RV & Boat Storage ATTN: Mark Dirato, 223 Foster Street, Martinez, CA 94553

Project Location - Specific:
2371 Bronzan Road , Manteca, CA 95337 (APN): 241-410-31

Project Location - City: Manteca Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

A development application for Site Plan & Design Review and a Conditional Use Permit for the development and operation of a Personal Storage Facility for RV and boat storage with twelve solar canopy shade structures, a ±2,326 sq. ft. two-story office building, and associated on-site and off-site improvements on a ±13.78-acre parcel. An Environmental Checklist with findings for a "General Plan Consistency" exemption from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA), prepared for the project, will also be considered.

Name of Public Agency Approving Project: City of Manteca

Name of Person or Agency Carrying Out Project: Mark Dirato, Applicant

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: 15183(d)(2) Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt:

The project is exempt because there are no site-specific or peculiar impacts associated with the proposed project. Further, the proposed project is consistent with the land use designation and development intensity assumed under the Manteca 2043 General Plan (and subsequent Manteca General Plan Amendment, 2024), for which an EIR was certified on June 19, 2023 (SCH#2020019010).

Lead Agency
Contact Person: Nzuzi Mahungu, Assistant Planner Area Code/Telephone/Extension: 209-456-8565

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 2/25/26 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR:

Filed Doc #: 39-02252026-052
02/25/2026 11:44:23 AM

Steve J. Bestolarides
San Joaquin County Clerk