

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Joaquin
44 N San Joaquin Street, Second Floor, Suite 280
Stockton, CA 95202

From: (Public Agency): City of Manteca
1215 W Center Street, Suite 201
Manteca, CA 95337
(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:
[X] 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: [Signature] Date: 2/25/26 Title: Assistant Planner
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Wed Feb 25 11:44:23 PST 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz
[Barcode]