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-2500282
Project Location - Specific: The project site is on the Northwest corner of South Highland Avenue and South State Route 99 West Frontage Road, Ripon. (APN/Address: 228-160-06, -07 / 22585 S Highland Ave, Ripon) (Supervisorial District: 5)
Project Location – City: Ripon
Project Location – County: San Joaquin County
Project Description: Administrative Use Permit application for a new Verizon Wireless telecommunication facility proposed by Vertical Bridge. The project consists of the construction of a new 100-foot monopole within a 50-foot by 50-foot lease area enclosed by an 8-foot-high chain-link fence with barbed wire and brown privacy slats, and a 12-foot-wide access gate equipped with a Knox Box. The facility will include a 600A switchboard, a PG&E transformer on a concrete pad with protective bollards, and a 25-foot by 20-foot Verizon Wireless equipment lease area containing two outdoor equipment cabinets, a 30KW standby generator with a 164-gallon diesel tank and containment basin, and a GPS antenna. The monopole will support multiple Verizon Wireless antennas, including panel, AIR, and microwave antennas, along with associated radios, hybrid cables, and service lights. Access to the site will be provided by an existing driveway at the West of South Highland Avenue and South State Route 99 West Frontage Road. The project site will be served by private well, septic, and storm drainage. The parcel is not under a Williamson Act Contract.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

Project Proponent(s): Leticia Villanueva TR / Celeste Magennis

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Francisco Prado, Assistant Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15303)

Exemption Reason:
Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed telecommunication facility is a small facility with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Francisco Prado Phone: (209) 468-8359 FAX: (209) 468-3163 Email: fprado@sjgov.org

Signature: _____ Date: 5/14/26

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 5/14/26

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

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Steve J. Bestolarides
San Joaquin County Clerk
By Deputy: rosettek

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