



**NOTICE OF EXEMPTION**

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

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

County Clerk, County of San Joaquin

**Project Title:** Site Approval No. PA-2000088

**Project Location - Specific:** The project site is located on the west side of S. State Route 99 W. Frontage Rd., 0.7 miles north of Lathrop Rd., Manteca. (APN/Address: 197-040-13 & -18 / 13881 S. State Route 99 W. Frontage Rd., Manteca) (Supervisorial District: 3)

**Project Location – City:** Manteca

**Project Location – County:** San Joaquin County

**Project Description:** Site Approval application to convert an existing 1,500-square-foot building into a small agricultural store at an existing agricultural processing facility. The parcel is served by an onsite well, septic system, and onsite retention pond. Access to the property is off of S. State Route 99 W. Frontage Rd. in Manteca. This parcel is not under a Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**Project Proponent(s):** AG Enterprises GP et al. / George Perry and Sons, Inc.

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

**Name of Person or Agency Carrying Out Project:** Teddie Hernandez, Associate Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
Categorical Exemption. (Section 15303 Class 3)

**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 agricultural store 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:**  
Teddie Hernandez Phone: (209) 468-8359 FAX: (209) 468-3163 Email: thernandez@sjgov.org

Signature:  Date: 4/27/21

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_