



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

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APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500250 (A)**

PROPERTY OWNER: Gurnam Singh
10365 S Manthey Rd
Lathrop, CA 95330

APPLICANT: Waraich Trucking INC
1770 Star Tulip Street
Manteca, CA 95337

PROJECT DESCRIPTION: A Administrative Use Permit application for Owner-Operator Truck Parking. The proposed project will consist of parking for 2 trucks and 4 trailers. The parcel has direct access to South Manthey Road. The parcel is served by on-site well, septic, and natural storm drainage. The parcel is not under 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 LOCATION: The project site is on the west side of South Manthey Road, 580 feet south of West Bowman Road, Lathrop. (APN/Address: 193-260-05 / 10365 S Manthey Rd, Lathrop) (Supervisory District: 3)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org) no later than January 19, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: December 22, 2025

TO:

SJC Supervisor: District 3	Air Pollution Control District	Manteca Unified School District
SJC Building Division / Plan Check	San Joaquin Council of Governments	French Camp McKinley Fire District
SJC Environmental Health	CA Fish & Wildlife Region: 3	Stockton East Water District
SJC Fire Prevention Bureau	CA Native American Heritage Commission	FEMA Zone 9
SJC Public Works	US Fish & Wildlife - ESP	Farm Bureau
SJC Sheriff Communications Director	Sharpe Army Depot	Sierra Club
SJC Assessor	Stockton Metro Airport	California Valley Miwok Tribe
SJC Agricultural Commissioner	Airport Land Use Commission	North Valley Yokuts Tribe
SJC Code Enforcement	California Tribal TANF Partnership	Buena Vista Rancheria
SJC Mosquito Abatement	United Auburn Indian Community	PG&E
City of Lathrop	Reclamation District No. 17 (Mossdale)	City of Stockton