



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

APPLICATION REFERRAL:

Short Review Period
2-week response time

Staff Review with Notice

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500293 (A)**

PROPERTY OWNER: Gerald & Michele Teunissen TR
921 Ralph Ave.
Manteca, CA 95336

APPLICANT: Gurminder Singh
509 Mylnar Ave.
Manteca, CA 95336

PROJECT DESCRIPTION: A Administrative Use Permit application to add the uses for auto repair, and truck repair, and truck sales to the existing warehouse and auto storage uses. No structural changes are proposed. Truck sales will be limited to 6 trucks at any given time. Truck repairs will be the use with auto repair only occasionally. The property is provided water and storm water drainage services from CSA 30 Manteca Industrial Center and the applicant has provided a will serve letter for these services. The property utilizes a private, on site septic system for sanitary sewer. Access is directly from E. Venture Way / Ideal Parkway. This property is not under Williamson Act contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

PROJECT LOCATION: The project site is at the western terminus of E. Venture Way at S. Ideal Parkway, Manteca.. (APN/Address: 208-190-09 / 1151 E. Venture Way, Manteca) (Supervisorial District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, 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] 468-0222 or via email at alisa.goulart@sjgov.org) no later than January 27, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 13, 2026

TO:

SJC Supervisor: District 4	SJC Environmental Health	CA Dept. of Motor Vehicles
SJC Assessor	SJC Fire Prevention Bureau	PG&E
SJC Building Division / Plan Check	SJC Public Works	