



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

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

County Clerk, County of San Joaquin

Project Title: Administrative Use Permit No. PA-2500266

Project Location - Specific: The project site is located on the Southeast corner of the intersection of Teepee Drive and Cherokee Road in Stockton. (APN/Address: 132-080-20 / 2895 N. Teepee Dr., Stockton) (Supervisory District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Administrative Use Permit application Administrative Use Permit Application to convert an existing 16,850 square foot building from a non-profit trade school into separate commercial units. The intended commercial uses are as follows: Automotive Sales and Services; Repairs, Major Automotive Sales and Services; Repairs, Minor Industry; Limited Warehouse, Storage, and Distribution; Indoor The site is accessed from North Teepee Drive in Stockton. This site receives public services for water from California Water Service. Public storm water is serviced by CSA 17 Cherokee Industrial Park. This site has a septic system for sewer services.

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

Project Proponent(s): Ninette V. Cunnings TR ETAL / Waterloo Properties

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

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

Exemption Status:
 Categorical Exemption. (Section 15301)

Exemption Reason:
 This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Lead Agency Contact Person:
 Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

Signature: Date: 4/16/2006

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 4/16/2006

Filed Doc #: 39-04072026-091
 Tue Apr 07 14:55:06 PDT 2026
 Page: 1 of 1 Fee: \$50.00
 Steve J. Bestolarides
 San Joaquin County Clerk

By Deputy: aambriz

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

