



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

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-2500375

Project Location - Specific: The project site is on the southeast corner of North State Route 99 East Frontage Road and East Balsam Drive, Stockton. (APN/Address: 086-070-31 / 10200 N. State Route 99 E. Frontage Rd., Stockton) (Supervisory District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Administrative Use Permit application for three components. The first component is an Entertainment Permit to allow live entertainment at the existing Koe's Bar facility. The second component is to permit food trucks for food service during normal operating hours and events. The third component is permitting an as-built 340 square-foot patio cover that is within 25% of the existing legal square footage of the facility. The project site has direct access from North State Route 99 East Frontage Road. The project site is served by a well for water, a septic system for wastewater disposal, and natural storm water drainage. The project site is not under a Williamson Act contract.

The Property is zoned C-C (Community Commercial) and the General Plan designation is C/C (Community Commercial).

Project Proponent(s): Morada Self Storage LLC / Ken Littleton

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

Name of Person or Agency Carrying Out Project: Jacob Pahule, Associate Planner
San Joaquin County Community Development Department

Exemption Status:

Categorical Exemptions. (Section 15301, Class 1 and Section 15303, Class 3)

General Exemptions. (Section 15061[b][3])

Exemption Reason:

Processed under the provisions of the California Code of Regulations Section 15301, which are exempt from CEQA. 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.

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

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Steve J. Bestolarides

San Joaquin County Clerk

By Deputy: dfilipowski



Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

equipment and facilities in small structure." The proposed patio cover is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Processed under the provisions of the California Code of Regulations Section 15061(b)(3), which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:

Jacob Pahule Phone: (209) 468-3186 Fax: (209) 468-3163 Email: jpahule@sjgov.org

Signature:  Date: 7/8/26
Name: Sean Cardenas Title: Deputy County Clerk
Signed by Lead Agency
Date Received for filing at OPR: 7/8/26