



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-2600080

Project Location - Specific: The project site is a 110-acre parcel located north of Arbor Road and on both sides of Sugar Road, with Holly Drive running north-south through the northern portion of the project site. (APN/Address: 212-160-02 / 9215 W. Arbor Ave., Tracy) (Supervisory District: 5)

Project Location - City: Tracy

Project Location - County: San Joaquin County

Project Description: Administrative Use Permit application for a 100,665 square-foot speculative ("spec") shell warehouse building under the Use Type: Warehouse, Storage, and Distribution; Indoor. The project also includes speculative office tenant improvements, site grading, fencing, trash enclosures, electrical and fire pump rooms, site and building lighting, dock levelers, vehicle parking, installation of electrical transformers, and landscaping and leach field improvements. Site access is proposed from Arbor Road, a county-maintained road, and a private road off Sugar Road. The project site will be served by private sewer, stormwater, and water systems. The parcel is not under a Williamson-Act contract.

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

Project Proponent(s): Holly Commerce Center LLC / Louie Bautista

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

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

Exemption Status:
General Exemptions. (Section 15061 (b)(3))

Exemption Reason:
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:
Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

Signature:

Date:

9/8/24

Title: Deputy County Clerk

Filed Doc #: 39-09102026-263

Thu Sep 10 10:29:06 PDT 2026

Page: 1 of 2 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.

Name: Gerardo Altamirano

Signed by Lead Agency

Date Received for filing at OPR: 9/8/26

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