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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



Lead Agency:

San Joaquin County Community Development Department

1810 East Hazelton Ave

Stockton CA 95205

DOCUMENT TITLE

NOTICE OF EXEMPTION



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: Conditional Use Permit No. PA-2500159

Project Location - Specific: The project site is located on the Southwest corner of Teepee Drive and Wigwam Drive in Stockton. (APN/Address: 132-080-11 / 2300 N Teepee Drive, Stockton) (Supervisory District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application for a bulk storage, blending and distributor of dry cement under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract.

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

Project Proponent(s): Jesus E & Esthela M Meza TR / Brix and Homes Real Estate Company INC c/o Shane Rawlings

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

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Senior Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15303)

Exemption Reason:
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 equipment and facilities in small structure." The proposed 6,750 square foot metal building is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: SCC Date: 10/21/2025

Name: Sean Cardenas

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 10/21/2025