



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-2500427

**Project Location - Specific:** The project site is on the west side of S. State Route 99 W. Frontage Road, 600 feet north of Carpenter Road, Stockton.. (APN/Address: 179-090-03 / 3333 State Route 99 W. Frontage Rd., Stockton) (Supervisory District: 1)

**Project Location – City:** Stockton

**Project Location – County:** San Joaquin County

**Project Description:** Administrative Use Permit application to allow three wall mount signs on the east side of the building, totaling 682.9 square feet, which exceeds the 10% wall coverage limit, and a 50-foot-tall pylon sign totaling 311 square feet, exceeding the maximum allowed 60 square feet and 45-foot height limit for the zone, as specified in Development Title Table 9-408.070(c). Access to the site is provided via S. State Route 99 W. Frontage Road, a county-maintained road. The project site will be served by a private well, septic system, and storm drainage system. The parcel is not under a Williamson Act contract.

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

**Project Proponent(s):** WTPE Real Estate Holdings LLC / WTPE Real Estate Holdings LLC

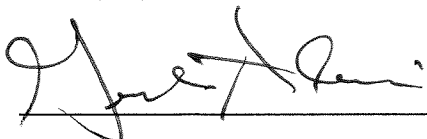
**Name of Public Agency Approving Project:** San Joaquin County Planning Commission

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

**Exemption Status:**  
 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:**  
 Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

Signature: 

Date: 3/6/26

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

3/6/24