



Jennifer Jolley, Director

Eric Merlo, Assistant Director

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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: Variance and Zoning Compliance Review No. PA-2500358 & PA-2500407

Project Location - Specific: The project site is on the Southwest corner of East 10th Street and South B Street, Stockton.. (APN/Address: 171-161-27 / 2405S. B ST., Stockton) (Supervisory District: 1)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Variance and Zoning Compliance Review application This project is comprised of two components:

Variance Application No. PA-2500358 requests to reduce the minimum setbacks in the R-L (Low Density Residential) zone for the expansion of a fire house. The applicant requests a reduction of the front setback from 45 feet to 0 feet, side setbacks from 5 feet to 0 feet, and rear setbacks from 10 feet to 0 feet.

Zoning Compliance Review Application No. PA-2500407 proposes a 25% expansion of an existing fire station. The proposed 823.5 square-foot expansion includes a 250 square-foot locker room, 240 square-foot sleeping quarters, and a 573.5 square-foot expansion to a covered patio. Access to the site will be provided via the existing driveway from the county-maintained roads of South B Street and East 10th Street. The project site is served by the City of Stockton for sewage, California Water Service for water, and a public storm drain system. The parcel is not under a Williamson Act Contract.

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

Project Proponent(s): Montezuma Fire District / Dominguez Construction, Inc.

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 Exemption. 15303

Exemption Reason:
 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 823.5 square-foot expansion includes a 250 square-foot locker room, 240 square-foot sleeping quarters, and a 573.5 square-foot expansion to a covered patio, 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:

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

Signature:  Date: 5/26/26

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 5/26/26