



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

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## APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500266 (A)**

**PROPERTY OWNER:** Ninette V Cunnings TR ETAL  
2037 W. Bullard Ave., #148  
Fresno, CA 93711

**APPLICANT:** Waterloo Properties  
2291 West March Lane  
Suite B-215  
Stockton, CA 95207

**PROJECT DESCRIPTION:** A Administrative Use Permit application to convert an existing 16,850 square foot building from a non-profit trade school into separate commercial units. The intended commercial uses are as follows:  
Automotive Sales and Services; Repairs, Major  
Automotive Sales and Services; Repairs, Minor  
Industry; Limited  
Warehouse, Storage, and Distribution; Indoor  
The site is accessed from North Teepee Drive in Stockton. This site receives public services for water from California Water Service. Public storm water is serviced by CSA 17 Cherokee Industrial Park. This site has a septic system for sewer services.

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

**PROJECT LOCATION:** The project site is located on the Southeast corner of the intersection of Teepee Drive and Cherokee Road in Stockton. (APN/Address: 132-080-20 / 2895 N Teepee Dr, Stockton) (Supervisory District: 4)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org) no later than March 30, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** March 2, 2026

<b>TO:</b>		
SJC Supervisor: District 4	San Joaquin Council of Governments	Stockton Unified School District
SJC Building Division / Plan Check	California Tribal TANF Partnership	Waterloo-Morada Fire District
SJC Environmental Health	CSA 17 Cherokee Industrial Park	Stockton East Water District
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Public Works	CA Dept. of Motor Vehicles	California Valley Miwok Tribe
SJC Sheriff Communications Director	CA Native American Heritage Commission	Air Pollution Control District
SJC Assessor	CA Water Service Company	City of Stockton – CDD PC
SJC Code Enforcement	United Auburn Indian Community	Sierra Club
SJC Parks and Recreation	US Dept. Of the Interior - Fish & Wildlife	FEMA Zone 9
SJC Mosquito Abatement	Buena Vista Rancheria	PG&E