



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

April 6, 2026

Ninette V. Cunnings TR ETAL  
2037 W. Bullard Ave.  
Fresno, CA 93711

Dear Owners:

Re: Administrative Use Permit No. PA-2500266 of Ninette V. Cunnings TR ETAL (c/o Waterloo Properties) (APN[s]/Address: 132-080-20 / 2895 N. Teepee Dr., Stockton)

**ACTION:** On April 6, 2026, the San Joaquin County Community Development Department approved Administrative Use Permit No. PA-2500266 subject to the enclosed Conditions of Approval.

**APPEAL PERIOD:** This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on April 16, 2026. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

**EXPIRATION:** This action requires you to comply with all Conditions of Approval within the next 3 years (by April 16, 2026). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

**NEXT STEP:** Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

Henna Khan  
Assistant Planner

HK/ga

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Waterloo Properties  
San Joaquin County Building Inspection Division  
San Joaquin County Environmental Health  
San Joaquin County Public Works

# CONDITIONS OF APPROVAL

PA-2500266

NINETTE V. CUNNINGS TR ETAL / WATERLOO PROPERTIES

Administrative Use Permit Application No. PA-2500266 (A) was approved by the Community Development Department on April 6, 2026. The effective date of approval is April 16, 2026. This approval will expire on April 16, 2026 which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)

- a) **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). A fee is required for the Site Plan review. (Development Title Section 9-508).
- b) **APPROVED USE:** This approval is to convert an existing 16,000 square foot building from a non-profit trade school into separate commercial units as shown on the Site Plan dated January 30, 2026. The Use Types are as follows:
  - Automotive Sales and Services–Repairs-Major
  - Automotive Sales and Services-Repairs-Limited
  - Industry-Limited
  - Warehouse, Storage, and Distribution-Indoor
- c) **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- d) **LANDSCAPING:** Landscaping shall be provided and comply with the following:
  - (1) All required front and street-facing side setbacks, except for areas used for driveways and entries, shall be landscaped (Development Title Section 9-402.030(a))
  - (2) Protective six-inch concrete curbs or standard concrete wheel stops shall be required where planting abuts parking stalls, loading areas, driveways, or turn-around areas. (Development Title Section 9-402.040(j))
- e) **PARKING:** Off-street parking shall be provided and comply with the following:
  - (1) A minimum of 16 parking spaces shall be provided. 1 space is required for every 1,000 gross square feet of building area. (Development Title Section 9-406.040)

- (2) Parking spaces intended for the exclusive use of a Disabled Person permitted vehicle and provision of access for disabled persons shall be provided, as required by the California Building Code, Division 11, Site Accessibility. (Development Title Section 9-406.030(e))
  - (A) A minimum of 1 parking space shall be provided for a Disabled Person permitted vehicle. (Development Title Section 9-406.030(e)(1))
  - (B) Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and eighteen (18) feet long. (Development Title Section 9-406.060-B)
- (3) All parking stalls and directional arrows shall be delineated with paint or similar distinguishable material. (Development Title Section 9-406.060(e))
- f) **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
  - (1) All permanent parking lots, including internal circulation and loading areas, in all zones shall be surfaced and permanently maintained with asphalt concrete or portland cement concrete to provide a durable, dust free surface. (Development Title Section 9-406.060(i))
  - (2) Ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems. A combination of surfaces may be used; for example, two track driveways of concrete strips with pervious areas between the strips and on the edges. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060(i))
- g) **LIGHTING:** Lighting shall be provided and comply with the following:
  - (1) All off-street parking areas within Commercial and Industrial zones and for projects where the parking area is used at night, shall be provided with exterior lighting that meets the following minimum standards:
    - (A) The equivalent of one foot candle of illumination shall be provided throughout the parking area. (Development Title Section 9-406.060(m)(1))
    - (B) All lighting shall be on a time clock or photo-sensor system so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting. (Development Title Section 9-406.060(m)(2))
    - (C) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060(m)(3))
- 2. DEPARTMENT OF PUBLIC WORKS (Staff Contact: (209) 468-3000, see memo dated March 20, 2026)
- 3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact: (209) 468-3420, see memo dated March 5, 2026)
- 4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff Contact: (209) 235-0574, see memo dated March 2, 2026)

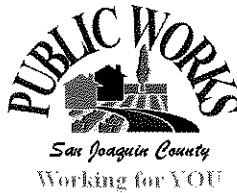
**NOTES AND INFORMATION ONLY**

See Pacific Gas & Electric Company memo dated March 25, 2026.



**SAN JOAQUIN**  
— COUNTY —

*Greatness grows here.*



**Department of Public Works**

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 20, 2026

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Henna Khan

FROM: George Montross, Development Services Engineer *GM*  
Development Services Division

SUBJECT: PA-2500266 (A); An 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; located on the Southeast corner of the intersection of Teepee Drive and Cherokee Road in Stockton.  
(Supervisorial District 4)

OWNER: Ninette V Cunnings TR ETAL

APPLICANT: Waterloo Properties

ADDRESS: 2895 N Teepee Drive, Stockton

APN: 132-080-20

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AH. The 100-Year Flood Elevation is approximately 29 feet NAVD 1988.

Teepee Drive has an existing and planned right-of-way width of 84 feet.

Cherokee Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84-110 feet.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) Prior to the release of any future building permit, the applicant shall submit for review and approval a hydrologic and hydraulic analysis prepared by a registered Civil Engineer or prepared to Community Infrastructure Engineering (CIE) specifications demonstrating that CSA 17 has the capacity to accept additional runoff. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply. (Development Title Section 9-606)
- 3) Prior to release of any future building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-953-7948)

GM:GG



## Environmental Health Department

**Jasjit Kang, REHS, Director**

Muniappa Naidu, REHS, Assistant Director

**PROGRAM COORDINATORS**

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

March 5, 2026

To: San Joaquin County Community Development Department  
Attention: Henna Khan

From: Sastina Thammavongsa; (209) 616-3068   
Registered Environmental Health Specialist

RE: **PA-2500266 (A), Referral, SU-2601143**  
**2895 N. Teepee Drive, Stockton, APN: 132-080-20**

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The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.
- 2) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at [cers.calepa.ca.gov/](http://cers.calepa.ca.gov/) and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
  - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
  - b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
  - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
  - d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)

- i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
  - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
  - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
  - i. **Risk Management Plan requirement for covered processes**



## S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

### **SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Henna Khan, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org  
**Date:** March 2, 2026  
**Local Jurisdiction Project Title:** PA-2500266 (A)  
**Assessor Parcel Number(s):** 132-080-20  
**Local Jurisdiction Project Number:** PA-2500266 (A)  
**Total Acres to be converted from Open Space Use:** Unknown  
**Habitat Types to be Disturbed:** Urban Habitat Land  
**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Ms. Khan:

SJCOG, Inc. has reviewed the project application for PA-2500266 (A). This project consists of an 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 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 Drive, Stockton).

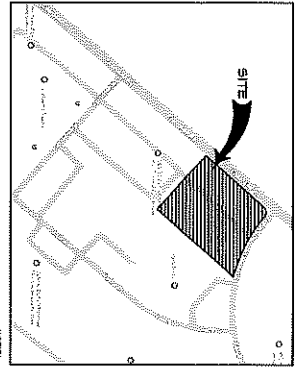
San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

***This project is not subject to participate at this time due to structure and ground disturbance already existing. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency.***

*It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.*

**2 | S J C O G , I n c .**

If you have any questions, please call (209) 235-0574.



# PROPOSED SITE PLAN FOR :

# 2895 TEEPEE DRIVE

2895 TEEPEE DRIVE  
STOCKTON, CA 95205

VICINITY MAP

**PROJECT DATA**

PROJECT OWNER: AMERICAN COMMERCIAL BROKERS/AAE  
 PROJECT LOCATION: 2895 TEEPEE DRIVE, STOCKTON, CA 95205  
 APN #: 183-080-20  
 PROJECT DESCRIPTION: SITE PLAN  
 OCCUPANCY: B/M/BI  
 CONSTRUCTION TYPE: VB  
 STORIES: ONE  
 AREA: (B) FLOOR PLAN: 16,000 S.F.

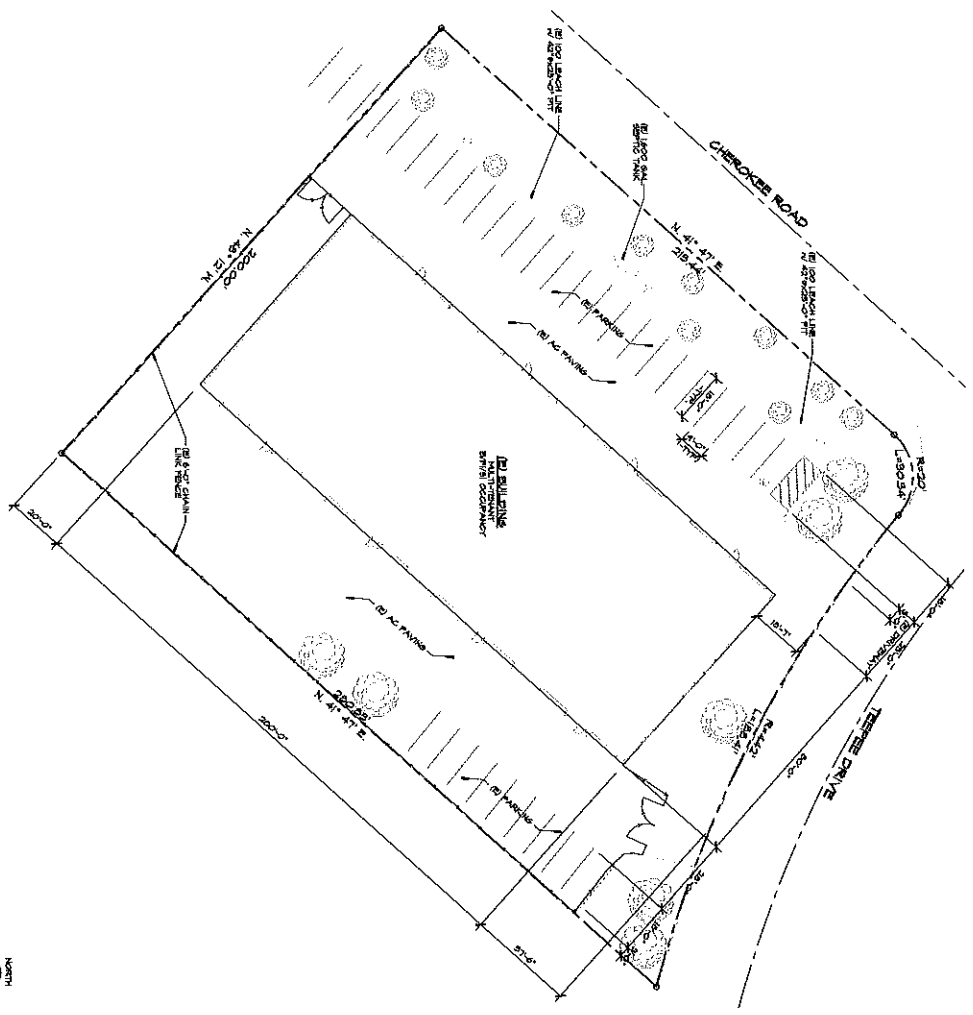
**UTILITIES:**

WATER: CALIFORNIA WATER SERVICE  
 SEWER: SEPTIC W/ LEACH LINES  
 STORM DRAIN: 604 T CHEROKEE INDUSTRIAL

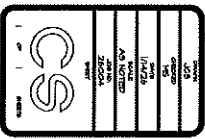
**CODE COMPLIANCE**

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

- 2025 CALIFORNIA BUILDING CODE (CBC)
- 2025 CALIFORNIA ELECTRICAL CODE (CEC)
- 2025 CALIFORNIA MECHANICAL CODE (CMC)
- 2025 CALIFORNIA PLUMBING CODE (CPC)
- 2025 CALIFORNIA FIRE CODE (FC)
- 2025 CALIFORNIA HISTORICAL BUILDING CODE
- 2025 CALIFORNIA REFERENCED STANDARDS CODE



**SITE PLAN**



PROJECT:  
 PROPOSED SITE PLAN FOR  
**2895 TEEPEE DRIVE**  
 PROJECT LOCATION:  
 2895 N. TEEPEE DRIVE  
 STOCKTON, CA 95205

TITLE:  
 COVER SHEET  
 PROJECT DATA  
 SITE PLAN

**MIKE SMITH**  
**ENGINEERING, INC.**  
 4 NORTH MAIN STREET  
 Lodi, CALIFORNIA 95240  
 PHONE (209) 834-2532

DATE	BY	CHK	APP



*Pacific Gas and  
Electric Company*

Pacific Gas and Electric Company  
PGEPlanReview@pge.com  
Land Management  
300 Lakeside Drive  
Oakland, CA 94612

March 25, 2026

Re: Gas and Electric Transmission and Distribution

Dear San Joaquin County Planning,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500266 (A). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights. Once you have site specific plans, please submit those for our review.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com)

Sincerely,

PG&E Plan Review Team  
Land Management



## FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2500266

### NINETTE V. CUNNINGGS TR ETAL / WATERLOO PROPERTIES

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
  - **This finding can be made because the use types, Automotive Sales and Services–Repairs-Major; Automotive Sales and Services–Repairs-Limited; Industry-Limited; Warehouse, Storage, and Distribution-Indoor are permitted in the I-L (Limited Industrial) zone with an approved Use Permit. The I-L zone implements the General Plan’s I/L (Limited Industrial) designation. The subject parcel has an I/L General Plan designation and is zoned I-L. Therefore, the use is consistent with the goals, policies, standards, and maps of the General Plan. There are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
  - **This finding can be made because adequate utilities, site access, sanitation, water supply, drainage, and other necessary facilities either exist or are proposed as part of the project. The property is served by Private California Water Service for their water system and is served by CSA-17 Cherokee Industrial Park for their storm drainage. The project will be served by an on-site wastewater disposal system, which is required to meet the requirements of the Environmental Health Department. The project site has direct access to North Teepee Drive, which is a paved and improved publicly maintained road.**
3. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the 1.14-acre project site is of sufficient size and configuration to accommodate all required yards, building coverage, setbacks, parking areas, and other applicable standards of the Development Title for the proposed use, as shown on the Site Plan dated January 30, 2026.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
  - **This finding can be made because the proposed uses location, size, design, and operating characteristics will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The South and East surrounding properties are Limited Industrial with the North and West side being General Industrial. The nearest residences are approximately 850 feet South of the project site. The proposed use may be conditionally permitted in the Limited Industrial zone subject to an approved Use Permit.**
5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
  - **This finding can be made because the building and improvements are existing, and no new construction is proposed. Additionally, the activities and uses proposed on-site will occur indoors. Therefore, the proposed use will not create any nuisances as a result of**

**the emission of odors, dust, gas, noise, vibration, smoke, heat, or glare. Requirements from the Planning Division will address noise, vibration, and glare. Requirements from this department along with the recommended conditions from Public Works and Environmental Health Department will ensure that the project is developed to the appropriate standards to avoid creating a nuisance. This project is not subject to participating in San Joaquin Council of Governments.**

6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
  - **This finding can be made because the proposed use will adequately be served by highways, streets, water, sewer, storm drainage, and other public facilities and services. The property is served by Private California Water Service for their water system and is served by CSA-17 Cherokee Industrial Park for their storm drainage. The project will be served by an on-site wastewater disposal system, which is required to meet the requirements of the Environmental Health Department. Primary access to the site is from North Teepee Drive. The applicant has an approved Zoning Administrator Determination for their existing driveway width to be 17 feet and for their existing parking spaces to be 9 feet wide and 18 feet long. The project site has existing pavement for the driveways and parking areas. Therefore, it meets the requirements of Development Title Section 9-406.060(i) that states ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Additionally, the project will require an Encroachment Permit through the Department of Public Works, which will ensure the driveway entrance will be developed to County standards.**
  
7. The proposed use complies with all applicable provisions of this Title.
  - **This finding can be made because the project has been conditioned to meet San Joaquin County development regulations that protect public health, safety, and welfare and to ensure the project is not injurious to adjacent properties.**