



**NOTICE OF EXEMPTION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**Project Title:** Site Approval No. PA-2100058

**Project Location - Specific:** The project site is located on the west side of N. Shaw Rd., 3,057 feet north of E. Fremont St., Stockton. (APN/Address: 143-260-06 / 1362 N. Shaw Rd., Stockton) (Supervisorial District: 2)

**Project Location – City:** Stockton

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

**Project Description:** Site Approval application to develop a 2.28-acre parcel as a motorcycle training/riding school. The proposed project includes the construction of a 600-square-foot restroom and storage building, installation of a 160 foot by 260 foot asphalt rider course, and grading for parking. The parcel is serviced by Private California Water Service for public water, proposes a new on-site retention pond for storm water, and proposes a new septic system for sewer service. This parcel is not under a Williamson Act Contract.

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

**Project Proponent(s):** WLE RE, LLC / Andrew Westbrook

**Name of Public Agency Approving Project:** San Joaquin County Community Development Department


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

**Exemption Status:**  
 Categorical Exemption. Section 15303. Class 3

**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 restroom and storage building, is a small facility 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:  \_\_\_\_\_ Date: 8/31/21

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_