



SAN JOAQUIN
COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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: Minor Subdivision No. PA-2500179

Project Location - Specific: The project site is on the northwest corner of West Woodbridge Road and North Ray Road, Lodi.. (APN/Address: 011-170-53, 54 / 20325 N. Ray Rd., Lodi) (Supervisory District: 4)

Project Location – City: Lodi

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application to subdivide a 68.6-acre parcel into a 3-acre homesite parcel and a 65.6-acre designated remainder. Both parcels will utilize private, onsite septic systems and natural storm water drainage. A utility easement is proposed to allow sharing the existing well by the 2 proposed parcels. Both parcels have access from N. Ray Road. A portion of the parcel is under Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Williams Family Trust / Dillon & Murphy

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

Name of Person or Agency Carrying Out Project: Jacob Pahule, 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:

Jacob Pahule Phone: (209) 468-3124 Fax: (209) 468-3163 Email: jpahule@sjgov.org

Signature: 

Date: 1/9/26

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 1/9/26

Filed Doc #: 39-01132026-009
Tue Jan 13 11:27:41 PST 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: cperezsuarez

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

