



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:** Administrative Use Permit No. PA-2400493 and Zoning Compliance No. PA-2400516

**Project Location - Specific:** The project site is on a private road approximately 2 miles northwest of West Jahant Road.. (APN/Address: 003-100-38, -39 / 1100 W. Brovelli Woods Ln., Acampo) (Supervisory District: 4)

**Project Location – City:** Acampo

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

**Project Description:** Administrative Use Permit and Zoning Compliance application consisting of 2 components: An Administrative Use Permit for the construction of a new dwelling within an area designated as Open Space Resource Conservation. The Property proposes an onsite well for water, onsite septic system for wastewater, and natural stormwater drainage.

A Zoning Compliance Review to confirm access to the site from a private road (North Brovelli Lane), located on the north side of Jahant Road, 1,300 feet west of the Terminus of Bender Road. The site is under a Williamson Act Contract

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

**Project Proponent(s):** Brovelli Woods LLC / Evan Zeff

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

**Name of Person or Agency Carrying Out Project:** Leanne Haner, Assistant Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
Categorical Exemption. (Section 15303)

**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 construction 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:**

Leanne Haner Phone: (209) 468-8477 Fax: (209) 468-3163 Email: lhaner@sjgov.org

Signature: 

Date: 6/18/25

Name: Gerardo Altamirano  
Signed by Lead Agency

Title: Deputy County Clerk

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

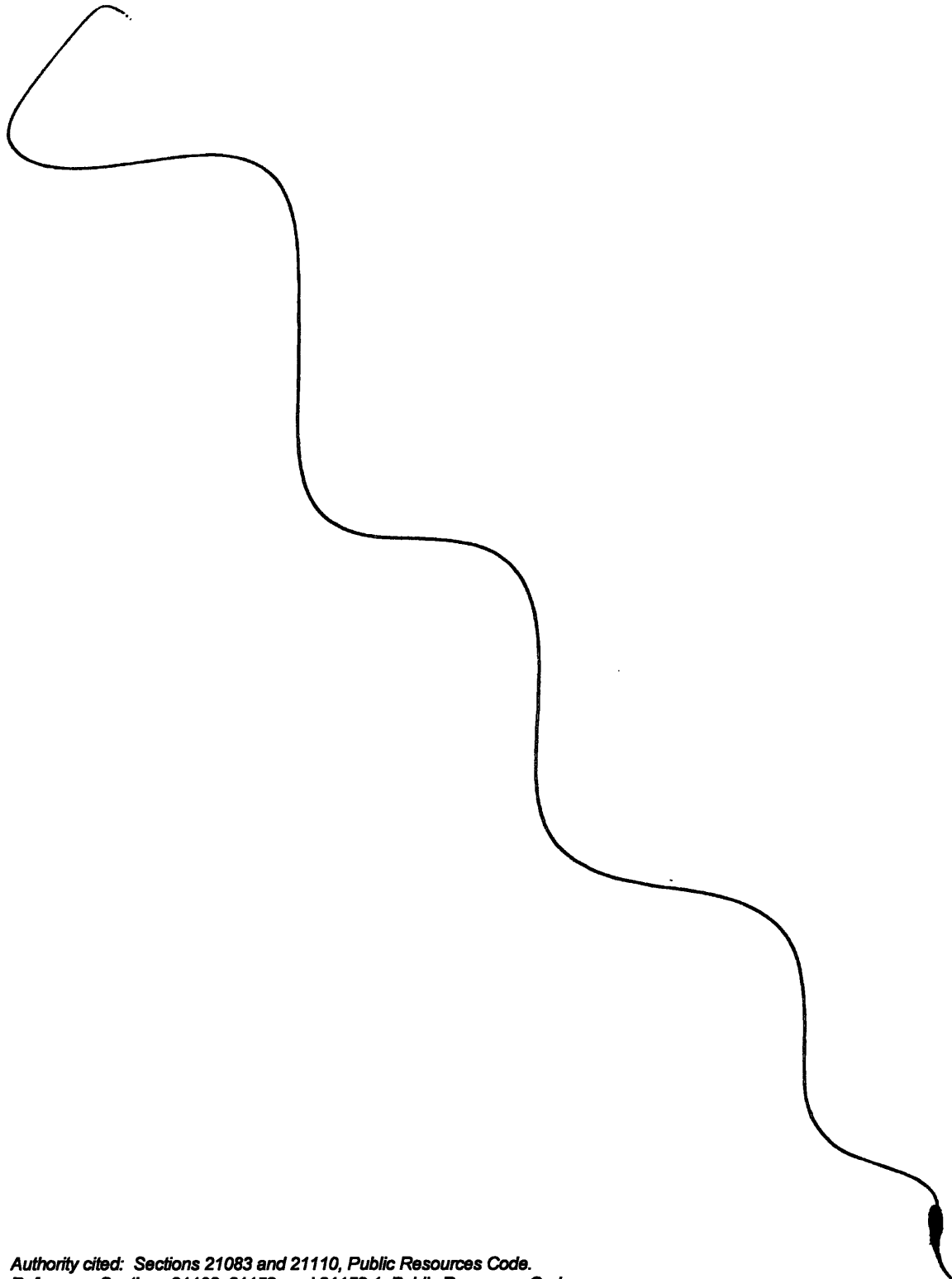
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Steve J. Bestolarides  
San Joaquin County Clerk

By Deputy: kmchugh



Date Received for filing at OPR:

6/18/25



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