



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-2400289

Project Location - Specific: The project site is at the northwest corner of North Alpine Road and East Ratto Road, Stockton. (APN/Address: 086-540-37, -14 / 8255 East Ratto Rd., Stockton) (Supervisory District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application and Merger application to voluntarily merge two parcels. A Minor Subdivision application to create a 2-acre homesite parcel (Parcel 1). A Lot Line Adjustment application resulting in Parcel 2 containing 2 acres and the Designated Remainder containing 45.5 acres.

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

Project Proponent(s): Jack & Barbara Cowan Living Trust and Kathi Medford / Dillon & Murphy c/o Joe Murphy

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

Name of Person or Agency Carrying Out Project: Rajnee Johal, Assistant Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (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:
Rajnee Johal Phone: (209) 468-8359 FAX: (209) 468-3163 Email: rjohal@sjgov.org

Signature: 

Date: 7/14/25

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

7/14/25

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: kmchugh

