



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
1610 East Hazelton Avenue
Stockton, CA 95205

☒ County Clerk, County of San Joaquin

Project Title: Minor Subdivision No. PA-2600118

Project Location - Specific: The project site is located on the corner of Murphy Road and Mello Road in Ripon..
(APN/Address: 245-140-25 / 20450 S. Murphy Rd., Ripon) (Supervisory District: 5)

Project Location - City: Ripon

Project Location - County: San Joaquin County

Project Description: Minor Subdivision application to create a homesite parcel. Parcel 1 to contain 2.2-acres and the Designated Remainder to contain 75.5-acres. The parcel is served by on-site well and septic systems, and natural storm drainage. The parcel is accessed from Murphy Road. The majority of the parcel is under Williamson Act contract. The cellular tower lease area is not under a 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): Peggy Lee Van Gronigen TR / Quartaroli & Associates

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

Name of Person or Agency Carrying Out Project: Francisco Prado, 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:

Francisco Prado Phone: (209) 468-8359 FAX: (209) 468-3163 Email: fprado@sjgov.org

Signature:

Date: 7/28/26

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

7/28/26

Filed Doc #: 39-07292026-228
Wed Jul 29 11:59:19 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: dfilipowski

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

