



SAN JOAQUIN
COUNTY
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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



County Clerk, County of San Joaquin

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

Project Title: Minor Subdivision and Lot Line Adjustment No. PA-2400239

Project Location - Specific: The project site is 18396 S. Wagner Rd., Ripon. (APN/Address: 245-380-03, -04, 245-060-37 / 183963 S. Wagner Rd., Ripon) (Supervisorial District: 5)

Project Location – City: Ripon

Project Location – County: San Joaquin County

Project Description: Minor Subdivision and Lot Line Adjustment application among 3 parcels and Minor Subdivision Home Site Parcel application to create four parcels. Parcel 1 to contain 5-acres. Parcel 2 to contain 10-acres. Parcel 3 to contain 22.49-acres. The designated remainder to contain 35.82 acres. The proposed parcels will have direct access from Wagner Road. The proposed parcels will be served by private wells for water, private septic systems for sewer, and natural storm drainage. Portions of existing parcels 245-380-03 and 245-380-04 are 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): Jose & Geraldine Villanueva / Quartaroli & Associates

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

Name of Person or Agency Carrying Out Project: Stephanie Stowers, Principal 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:
Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

Signature: 

Date: 8/5/25

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 8/5/25

Filed Doc #: 39-08062025-232
Wed Aug 06 13:24:54 PDT 2025
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: kmchugh

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

