



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

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

☒ County Clerk, County of San Joaquin

Project Title: Major Subdivision No. PA-2200056

Project Location - Specific: The project site is located at the southeast corner of N. Lower Sacramento Road and W. Liberty Road, Galt. (APN/Address: 005-030-07 and 005-020-02 / 26850 N. Lower Sacramento Road, Galt) (Supervisory District: 4)

Project Location - City: None

Project Location - County: San Joaquin County

Project Description: Major Subdivision application to subdivide one legal lot totaling 78.76 acres into 54 lots ranging in size from 1 acre to 2.5 acres, a 4.8-acre designated remainder, and 3 small lots to be utilized for subdivision utilities. Primary and secondary ingress/egress for the subdivision are proposed from Lower Sacramento Road. There is no access to any lot from Liberty Road. Access to the proposed subdivision is planned from an interior subdivision road that will be improved to County standards and dedicated to the County. Each lot will utilize private on-site septic systems for wastewater. A public water system is required to be established, and a non-County public utility agency must be formed to provide for the operation, maintenance, and improvement of the water system. Public storm drain service will be provided by County Service Area 29. The Project site is planned for lower density residential development and zoning in the General Plan (Rural Residential) and is zoned "R-R" (Rural Residential). The Rural Residential designation provides for single-family detached residences and accessory dwelling units. Development is subject to a maximum density of one dwelling unit per acre. ADUs, as required by California law, are not subject to the density standard and one ADU per lot is permitted if services are available.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

Project Proponent(s): Stonecliff Development Inc. and Ventana Development Co. / Dillon and Murphy

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Statutory Exemptions. (Section 15183)

Exemption Reason:
Section 15183 of the State CEQA Guidelines, enables public agencies to streamline the environmental review of subsequent projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified by limiting its examination of environmental effects which are peculiar to the project or its site.


Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

*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: rosaa



Signature:  Date: 8/12/25
Name: Gerardo Altamirano Title: Deputy County Clerk
Signed by Lead Agency
Date Received for filing at OPR: 8/12/25

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