



SAN JOAQUIN COUNTY

Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

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Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

By Deputy: aambriz



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-2600112

Project Location - Specific: The project site is south of West State Route 12, 1,530ft East of North Peatland Road, Lodi. (APN/Address: 055-070-01 / 11510 W State Route 12, Lodi) (Supervisorial District: 4)

Project Location - City: Lodi

Project Location - County: San Joaquin County

Project Description: Minor Subdivision application to subdivide an existing 396.34-acre parcel into 7 parcels. Parcel 1 to contain 67.31 acres, Parcel 2 to contain 62.50 acres, Parcel 3 to contain 54.75 acres, Parcel 4 to contain 50.18 acres, Parcel 5 to contain 69.42 acres, Parcel 6 to contain 50.89 acres, and Parcel 7 to contain 41.20 acres. All parcels have access to West State Route 12. All parcels will be served by on-site well and septic systems, and natural storm drainage. Please note at this time, only proposed Parcel 2 has existing well and septic systems. This parcel is under 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): Olagaray Bros PTP / Shoup Land Surveying

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

Name of Person or Agency Carrying Out Project: Jacob Pahule, Associate 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:
Jacob Pahule Phone: (209) 468-3186 Fax: (209) 468-3163 Email: jpahule@sigov.org

Signature:

Date:

9/30/26

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.

Date Received for filing at OPR: 9/30/26

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Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*
