



NOTICE OF EXEMPTION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

Project Title: Minor Subdivision No. PA-2000069

Project Location - Specific: The project site is on the west side of South Austin Road, 2,609 feet north of East West Ripon Road, Ripon. (APN/Address: 226-150-27, -28/23203 South Austin Road, Ripon) (Supervisorial District: 5)

Project Location – City: Ripon

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application to create a 24.71-acre parcel for an established commercial wholesale nursery and a 54.37-acre Remainder, pursuant to area exceptions contained in Development Title Section 9-610.3(d)(1)(J). The commercial wholesale nursery (established in 1986) will utilize an on-site well, septic system, and natural storm drainage. These parcels 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): David Fredriks & Erica Woolley / Kevin Genasci

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


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

Exemption Status:
 Categorical Exemption. (Section 15315, Class 15)

Exemption Reason:
 Processed under the provisions of the California Code of Regulations Section 15315, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than twenty (20) percent.

Lead Agency Contact Person:
 Teddie Hernandez Phone: (209) 468-8359 FAX: (209) 468-3163 Email: thernandez@sjgov.org

Signature:  Date: 8/7/20
 Name: Allen Asio Title: Deputy County Clerk
 Signed by Lead Agency

Date Received for filing at OPR: _____