



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: Major Subdivision No. PA-2000129

Project Location - Specific: The project site is on the south side of Ashley Ln., 1,243 feet west of Hildreth Ln., Stockton. (APN/Address: 086-480-14/6040 E. Ashley Ln., Stockton) (Supervisorial District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Major Subdivision application to subdivide a 38-acre parcel into 17 residential lots with a minimum lot size of 2-acres. This project is the same subdivision application previously approved with Major Subdivision No. PA-1600084, which expired on December 23, 2019.

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

Project Proponent(s): Royal Funding Management LP / Dillon & Murphy

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

Name of Person or Agency Carrying Out Project: David Kwong, Director
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (15061[b][3], 15183, and 15304 Class 4)

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

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.

Processed under the provisions of the California Code of Regulations Section 15183, which are exempt from CEQA. Section 15183 states that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Processed under the provisions of the California Code of Regulations Section 15304 (Class 4), which are exempt from CEQA.

Section 15304 (Class 4) states that if the project consists of minor public or private alterations in the condition of the land, water, and/or vegetation which to not involve removal of mature, scenic trees except for forestry and agricultural purposes, the project is exempt from CEQA. Because the majority of the project has been built out, and because the project was previously reviewed and found that all potentially significant environmental impacts mitigated to a less than significant level.

Lead Agency Contact Person:
David Kwong, Director, Phone: (209) 468-9518, Fax: (209) 468-3163, Email: dkwong@sjgov.org

Signature: Dom D Date: 9-22-20

Name: Domenique Martorella Title: Deputy County Clerk
Signed by Lead Agency

Date Received for filing at OPR: _____