



**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-2100156

**Project Location - Specific:** The project site is located on the West side of Koster Rd., 1/2 mile South of State Route 33, Tracy. (APN/Address: 255-100-26, -35, & -36 / 32521 S. Koster Rd., Tracy) (Supervisorial District: 5)

**Project Location – City:** Tracy

**Project Location – County:** San Joaquin County

**Project Description:** Minor Subdivision application to subdivide 2 existing parcels, in which each parcel contains a financing parcel previously approved under PA-1000263 (MS) and PA-1100234 (MS), into 3 parcels and a Designated Remainder. Parcel 1 to contain a 4.12-acre homesite parcel, Parcel 2 to contain 35.21-acres; Parcel 3 to contain a 2.64-acre homesite parcel. The Designated remainder is to contain 36.66 acres. These parcels are not 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):** James & Angela La Velle / John & AnnaMarie F. Lara / Quartaroli & Associates

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

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

**Exemption Status:**  
 General Exemptions. (Section 15061 [b][3])

**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.

**Lead Agency Contact Person:**  
 Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

Signature:                                 *Domenique Martorella*                                 Date:                                 11-10-21                                

Name:                                 Domenique Martorella                                 Title:                                 Deputy County Clerk                                

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_

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