



**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-2100158

**Project Location - Specific:** The project site is on the northwest corner of E. Alpine Ave. and N. Belvedere Ave., Stockton. (APN/Address: 119-035-20 / 2357 E. Alpine Ave., Stockton) (Supervisorial District: 2)

**Project Location – City:** Stockton

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

**Project Description:** Minor Subdivision application to subdivide an existing 0.47-acre parcel into 3 lots. Parcel 1 to contain 6,000 square-feet. Parcel 2 to contain 8,708 square-feet. Parcel 3 to contain 6,000 square-feet. The project will be served by the California Water Company for water, the East Stockton Sanitary Sewer Project for wastewater, and San Joaquin County for terminal storm drainage. The project site is not under a Williamson Act contract.

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

**Project Proponent(s):** PHD Investors and Vanzetti Properties, LP / Tony Ghio

**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:                     Domenique Martorella                     Date:                     11-22-21                    

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

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