



**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-2100200

**Project Location - Specific:** The project site is located on the northwest corner of S. Mitchell Rd. and E. Southland Rd., Manteca. (APN/Address: 218-060-01 / 15655 S. Mitchell Rd., Manteca) (Supervisorial District: 4)

**Project Location – City:** Manteca

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

**Project Description:** Minor Subdivision application to subdivide an 8.16-acre parcel into 4 parcels. Parcel 1 to contain 2.16 acres. Parcel 2 to contain 2.16 acres. Parcel 3 to contain 2.55 acres. Parcel 4 to contain 2.00 acres. All parcels will utilize onsite wells and septic systems and natural drainage. All parcels will have access from S. Mitchell Road. This parcel is not under Williamson Act. Variance No. PA-2100006 approved varying the minimum parcel size in the AU-20 (Agriculture-Urban Reserve, 20-acre minimum) zone from 20 acres to 2 acres for this Minor Subdivision.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is R/L (Low Density Residential).

**Project Proponent(s):** Seray Investment Company, LLC / Toni Raymus

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

**Name of Person or Agency Carrying Out Project:** Megan Aguirre, Senior 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:**  
 Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature:  Date: 1/4/22

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

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