



Jennifer Jolley, Director

Eric Merlo, Assistant Director  
Corinne King, Deputy Director of Planning  
Tim Burns, Code Enforcement Chief  
Jay Clayton, Senior Building Inspector

**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:** Site Approval No. PA-2100282

**Project Location - Specific:** The project site is located on the southeast corner of W. Byron Rd. and W. Von Sosten Rd., Tracy. (APN/Address: 209-260-20 / 13613 W. Byron Rd., Tracy) (Supervisorial District: 5)

**Project Location – City:** 13613 W. Byron Rd., Tracy

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

**Project Description:** Site Approval application A Site Approval application for an unmanned telecommunications project to include an 80-foot, faux monopine tower; 3 ground equipment cabinets; and a power backup generator inside a 1,600-square-foot leased compound area. The parcel is accessed from W. Von Sosten Rd. This parcel is not under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

**Project Proponent(s):** Maninder Sandhu / Verizon Wireless

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

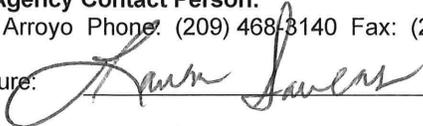
**Name of Person or Agency Carrying Out Project:** Nancy Arroyo, Assistant Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
Categorical Exemption. (Section 15303 Type 3)

**Exemption Reason:**  
Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed 80-foot, faux monopine tower is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

**Lead Agency Contact Person:**  
Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: narroyo@sigov.org

Signature:  Date: 01/24/2023  
Name: Laura Sauers Title: Deputy County Clerk

Signed by Lead Agency

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