



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

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Jeff Niemeyer, Deputy Director of Building Inspection

**NOTICE OF EXEMPTION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**Project Title:** Minor Subdivision No. PA-2300097

**Project Location - Specific:** The project site is on the east side of S. Bird Rd., 1,650 feet north of the State Route 132 off-ramp, Tracy. (APN/Address: 255-060-39 / 34090 S. Bird Rd., Tracy) (Supervisorial District: 5)

**Project Location – City:** Tracy

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

**Project Description:** Minor Subdivision application to result in 2 parcels. Parcel 1 to contain a 2.59-acre homesite parcel. Parcel 2 to contain 39.32 acres. The project site has direct access off of S. Bird Road and will be served by onsite services for water, sewer, and stormwater retention. The project site is not under a Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

**Project Proponent(s):** Jeff Brown / MVE, Inc.

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

**Name of Person or Agency Carrying Out Project:** Sol Jobrack, 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:**  
 Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

Signature: 

Date: 2/9/24

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

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