



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

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

County Clerk, County of San Joaquin

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

**Project Title:** Minor Subdivision No. PA-2400101

**Project Location - Specific:** The project site is on the northwest corner of E. Norman Ave. and N. Sibley Ave., east of Stockton.. (APN/Address: 103-280-15, -16 / 11617 E. Norman Ave., Stockton) (Supervisory District: 4)

**Project Location – City:** Stockton

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

**Project Description:** Minor Subdivision application to subdivide 2 parcels totaling 9.7 acres into 4 parcels. Parcel 1 to contain 2.55 acres. Parcel 2 to contain 2.23 acres. Parcel 3 to contain 2.3 acres. Parcel 4 to contain 2.3 acres. Parcels 1, 3, and 4 will have access from Norman Avenue. Parcel 2 will have access from Sibley Avenue. All parcels will utilize private wells, septic systems, and onsite stormwater drainage. These parcels are not under Williamson Act Contracts.

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

**Project Proponent(s):** Frank Jr. & Eleanor Lucchesi Trust / The Lucchesi Trust

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

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

**Exemption Status:**  
 Categorical Exemptions. Section 15315

**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 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 2 years, and the parcel does not have an average slope greater than 20 percent.

**Lead Agency Contact Person:**  
 Makayla Miller Phone: (209) 468-3186 Fax: (209) 468-3163 Email: memiller@sjgov.org

Signature:  Date: 8/5/24

Name: Lorraine Gonzalez Title: Deputy County Clerk

Signed by Lead Agency

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