



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-2400382

**Project Location - Specific:** The project site is located east of North Gilchrist Avenue, 205 feet north of East Waterloo Road, Stockton. (APN/Address: 119-210-33 / 1948 N. Gilchrist Ave., Stockton) (Supervisory District: 1)

**Project Location – City:** Stockton

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

**Project Description:** Minor Subdivision application a Minor Subdivision to subdivide an existing 0.26-acre parcel into 2 parcels. Parcel 1 to contain 5,380 square feet. Parcel 2 to contain 5,623 square feet. This parcel is not under 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):** Vanzetti Properties LP / Vanzetti Properties LP

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

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

**Exemption Status:**  
 Categorical Exemption. (Section 15315)

**Exemption Reason:**  
 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:**  
 Rajnee Johal Phone: (209) 468-8359 FAX: (209) 468-3163 Email: rjohal@sjgov.org

Signature:  Date: 3/27/25

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 3/27/25