



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

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

County Clerk, County of San Joaquin

Project Title: Revision of Approved Action No. PA-2400530

Project Location - Specific: The project site is located on the northeast corner of South Del Mar Avenue and East Main Street, Stockton. (APN/Address: 159-430-10 to -15, 159-440-28 to -31, 159-440-53 to -59 / 1088 S Del Mar Avenue, Stockton) (Supervisorial District: 1)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: Revision of Approved Action application request to modify Condition of Approval No. 2.i. regarding the location of utilities. to read as follows: "All utilities shall be underground, except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020)."

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

Project Proponent(s): LGI Homes California LLC / Jonathan Liesch

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Jessica Leal, Assistant Planner
 San Joaquin County Community Development Department

Exemption Status:
 General Exemptions. (Section 15061 (b)(3)) & Categorical Exemption. (Section 15302 (c))

Exemption Reason:
 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.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15302 (c), which applies to replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent;
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Lead Agency Contact Person:

Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

Signature: Gerardo Altamirano Date: 5/20/25

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 5/20/25