



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: Minor Subdivision No. PA-2400431

Project Location - Specific: The project site is east side of S. Holly Drive, Tracy. (APN/Address: 212-160-20 / 20512 S. Holly Drive, Tracy)) (Supervisory District: 5)

Project Location – City: Tracy

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application to subdivide a 122.25 acre lot into 4 lots and a Designated Remainder. Lot 1 to contain 11.14 acres. Lot 2 to contain 4.63 acres. Lot 3 to contain 12.38 acres. Lot 4 to contain 32.38 acres. The Designated Remainder to contain approximately 62 acres. Lot 1 and the Designated Remainder are accessed from S. Holly Drive. Lot 3 is accessed from Arbor Avenue. Lots 2 and 3 are landlocked. Access for Lots 2 and 3 must be provided. Parking for all lots is contained on Lot 4. All lots receive water from the City of Tracy and utilize on site septic systems. Stormwater drainage is into Sugar Cut. This parcel is not under Williamson Act contract.

The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

Project Proponent(s): Holly Commerce Center LLC / Steve Cortese

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

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (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:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: AC Date: 7/1/2025

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 7/1/2025