Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: San Joaquin
44 N San Joaquin Street
Stockton, CA 95202

From: (Public Agency): City of Stockton Community Development
345 N El Dorado Street
Stockton, CA 95202
(Address)

Project Title: Murray Ranch Annexation (P23-0346)

Project Applicant: Tim Lewis Land Group, LP / Mike O'Hara

Project Location - Specific:
2560 Hall Avenue, Stockton, CA - APNs 173-030-110 & 173-040-750

Project Location - City: Stockton Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:
A Vesting Tentative Map, Planned Development Permit, Heritage Tree Removal Permit, Waiver, Prezoning (to Residential, Low Density), and authorization for annexation to subdivide the existing parcels into 217 single-family lots.

Name of Public Agency Approving Project: City of Stockton

Name of Person or Agency Carrying Out Project: Tim Lewis Land Group, LP

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: CEQA Guidelines §15183; PRC §21083.3

Reasons why project is exempt:
The proposed project is consistent with the adopted Envision Stockton 2040 General Plan which was evaluated in its certified EIR (SCH# 2017052062). There are no Project specific significant effects related to traffic, noise, air quality, or water quality; and the site has no apparent value as habitat for endangered, rare, or threatened species.

Lead Agency Contact Person: Scott Speer - Planning Manager Area Code/Telephone/Extension: 209-937-8195

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 8/27/2025 Title: Planning Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Filed Doc #: 39-08272025-247
08/27/2025 09:37:55 AM
Steve J. Bestolarides
San Joaquin County Clerk