



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-2400509

Project Location - Specific: The project site is north of East Southland Road, 291 feet west of South Mitchell Road, Manteca. (APN/Address: 218-070-04 / 7257 E. Southland Rd., Manteca) (Supervisory District: 4)

Project Location – City: Manteca

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application for a Homesite Parcel. Parcel 1 to contain 2.21-acres. The Designated Remainder to contain 35.57-acres. The project site will be served by a well for water, a private system for wastewater disposal, and natural storm drainage. The project site has direct access from East Southland Road. The property is not under Williamson Act contract.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is R/L (Low Density Residential).

Project Proponent(s): Billy and Linda Low TR / Quartaroli & Associates

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

Name of Person or Agency Carrying Out Project: Stephanie Stowers, Principal Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (15061 (b)(3))

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.

Lead Agency Contact Person:
Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

Signature: _____

Date: 9/15/25

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 9/16/25