



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-2500238

Project Location - Specific: The project site is on the west side of South Laurel Avenue, 0.33 miles north of West Arbor Avenue, Tracy. (APN/Address: 213-050-10, -11 / 20451 Laurel Ave, Tracy) (Supervisory District: 5)

Project Location – City: Tracy

Project Location – County: San Joaquin County

Project Description: Minor Subdivision application to create a homesite parcel. Parcel 1 to contain 4.14-acres and the Designated Remainder to contain 49.92-acres. The parcel is served by on-site well and septic systems, and natural storm drainage. The parcel is accessed from South Laurel Avenue. The parcel is under Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Joseph P. Bacchetti, Trustee of the Joseph P. Bacchetti Trust dated September 10, 2024 / Quartaroli & Associates

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

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

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

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA. 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:
Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

Signature:  Date: 12/24/2025

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 12/24/2025