



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

## APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: [jleal@sjgov.org](mailto:jleal@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500238 (MS)**

**PROPERTY OWNER:** Joseph P. Bacchetti, Trustee of the Joseph P. Bacchetti Trust dated September 10, 2024  
20451 Laurel Avenue  
Tracy, CA 95304

**APPLICANT:** Quartaroli & Associates  
310 Sun West Place, Suite A  
Manteca, CA 95337

**PROJECT DESCRIPTION:** A 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 LOCATION:** 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)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-3140 or via email at [jleal@sjgov.org](mailto:jleal@sjgov.org)) no later than November 28, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** October 31, 2025

**TO:**

SJC Supervisor: District 5	San Joaquin Council of Governments	Tracy Joint Unified School District
SJC Agricultural Commissioner	Delta Stewardship Council	Tracy Rural Fire District
SJC Building Division / Plan Check	CA Dept. of Conservation	Farm Bureau
SJC Environmental Health	CA Fish & Wildlife Region: 3	Sierra Club
SJC Fire Prevention Bureau	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Mosquito Abatement	Federal Emergency Management Agency	North Valley Yokuts Tribe
SJC Public Works	US Fish & Wildlife - ESP	Delta Keeper
SJC Sheriff Communications Director	Reclamation District No. 2058	Buena Vista Rancheria
SJC Assessor	California Tribal TANF Partnership	PG&E
Air Pollution Control District	United Auburn Indian Community	