



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: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500280 (MS)**

PROPERTY OWNER: Manoj Bhajraj Rathi and Gauri Manoj Rathi **APPLICANT:** Quartaroli & Associates
23595 Hansen Road 310 Sun West Place, Ste A
Tracy, CA 95304 Manteca, CA 95337

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide an existing parcel containing 4.11 gross acres into 2 parcels. Parcel 1 to contain 2.05 gross acres. Parcel 2 to contain 2.06 gross acres. Both proposed parcels have direct access from South Hansen Road. The parcels will be served by on-site wells for water, septic systems for wastewater, and on-site natural storm water drainage. The project site is not under a Williamson Act contract.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

PROJECT LOCATION: The project site is located on the West side of Hansen Road, 400 feet South of Wakefield Court. (APN/Address: 209-390-26 / 23595 Hansen Road, 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] 468-8477 or via email at hennakhan@sjgov.org) no later than April 28, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: March 31, 2026

- TO:**
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| SJC Supervisor: District 5 | CA Highway Patrol | Lammersville Unified School District |
| SJC Building Division / Plan Check | CA Fish & Wildlife Region: 2 | Tracy Rural Fire District |
| SJC Environmental Health | California Tribal TANF Partnership | Banta-Carbona Irrigation District |
| SJC Fire Prevention Bureau | California Valley Miwok Tribe | Buena Vista Rancheria |
| SJC Public Works | City of Tracy - CDD | North Valley Yokuts Tribe |
| SJC Assessor | FEMA Zone 9 | US Fish & Wildlife |
| SJC Sheriff Communications Director | Air Pollution Control District | BBID |
| SJC Code Enforcement | San Joaquin Council of Governments | Sierra Club |
| SJC Mosquito Abatement | United Auburn Indian Community | PG&E |
| CA Native American Heritage Commission | | |