



**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:  
Public Hearing**

Project Planner: Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300015 (VR)**

**PROPERTY OWNER:** Ronald & Carol Rugani Trust  
PO Box 795  
Linden, CA 95236

**APPLICANT:** Dillon & Murphy  
PO Box 2180  
Lodi, CA 95241

**PROJECT DESCRIPTION:** A Variance application to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40 acre minimum) zone in order to facilitate a Minor Subdivision to subdivide a 37.52-acre parcel into a 4.10-acre parcel and a 33.40-acre parcel.

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

**PROJECT LOCATION:** The project site is on the north side of E. Eight Mile Rd., 3,100 feet east of N. Tully Rd.. (APN/Address: 065-100-18 / 16701 E. Eight Mile Rd., Linden.) (Supervisorial District: 4)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than July 14, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

**NOTE TO SURROUNDING PROPERTY OWNERS:** This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** June 16, 2023

**TO:**

SJC Supervisor: District 4	SJC Surveyor	Linden-Peters Fire District
SJC Agricultural Commissioner	Air Pollution Control District	Stockton East Water District
SJC Assessor	San Joaquin Council of Governments	PG&E
SJC Building Division	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Environmental Health	Central Valley Flood Protection Board	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Dept. of Conservation	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	Federal Emergency Management Agency	Farm Bureau

**TENTATIVE MAP**  
 OCTOBER, 2022

**OWNER**

RONALD G RUGANI AND CAROL M  
 RUGANI REVOCABLE FAMILY TRUST  
 16701 E EIGHT MILE RD,  
 LINDEN, CA 95226  
 (709) 963-5070

**ENGINEER**

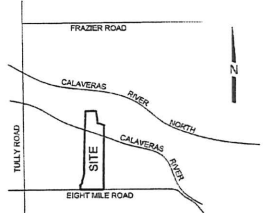
DILLON & MURPHY  
 847 N. CLIFF VILLAGE, SUITE A-2  
 LINDEN, CA 95240  
 (709) 334-4613

**NOTES**

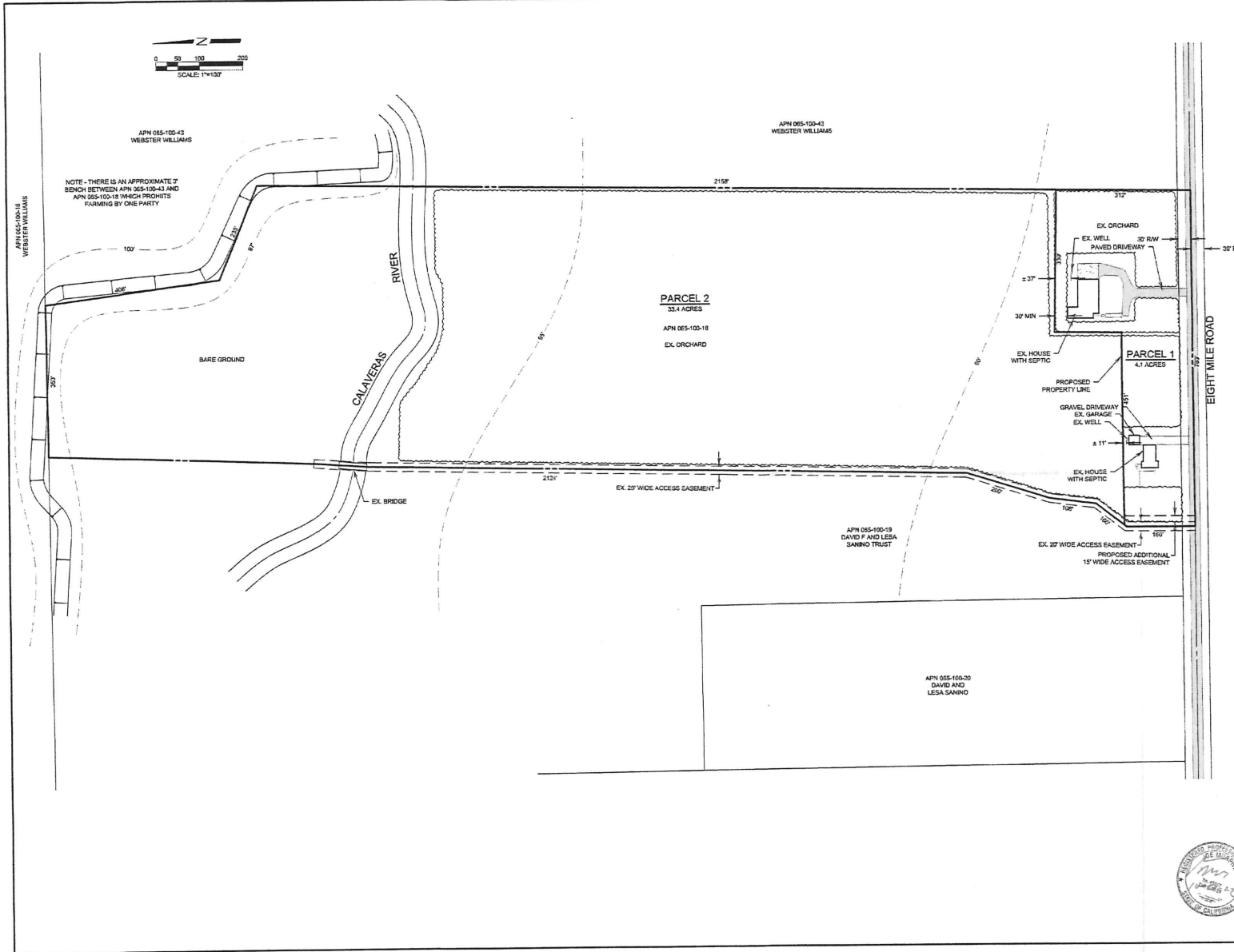
- 1 APN: 055-100-18
- 2 ZONING: AG-40
- 3 WATER: PRIVATE WELL
- 4 SEWER: PRIVATE SEPTIC
- 5 STORM DRAINAGE: NATURAL DRAINAGE
- 6 SITE ADDRESS: 16701 E EIGHT MILE ROAD  
LINDEN, CA 95226
- 7 FLOOD ZONE: MAP# 060770205SP, 060770206SP  
DATED: OCTOBER 16, 2009  
ZONE X AND A PORTION ZONE AE  
WITHIN THE CALAVERAS RIVER
- 8 THERE ARE NO OAK TREES OR OTHER TREES  
PROPOSED FOR REMOVAL WITH THIS APPLICATION
- 9 ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS  
OTHERWISE NOTED

**LEGEND**

- CENTERLINE
- PROPERTY LINE
- APPROXIMATE EX. CONTOUR
- EX. ASPHALT PAVEMENT
- EX. CONCRETE
- APN ASSESSORS PARCEL NUMBER
- EX. EXISTING
- RW RIGHT OF WAY
- SLOPE DIRECTION



**VICINITY MAP**  
 SCALE: N.T.S.



NOTE - THERE IS AN APPROXIMATE 3' BENCH BETWEEN APN 055-100-43 AND APN 055-100-18 WHICH PROHIBITS FARMING BY ONE PARTY

APN 055-100-43  
WEBSTER WILLIAMS

APN 055-100-43  
WEBSTER WILLIAMS

APN 055-100-43  
WEBSTER WILLIAMS

**PARCEL 2**  
 33.4 ACRES  
 APN 055-100-18  
 EX. ORCHARD

**PARCEL 1**  
 4.1 ACRES

APN 055-100-19  
 DAVID F AND LESA  
 SANINO TRUST

APN 055-100-20  
 DAVID AND  
 LESA SANINO

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