



**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

**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 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:** Variance No. PA-2300018

**PROJECT LOCATION:** The project site is located on the northeast of East Ratto Road, 400 feet southwest of North Hildreth Lane, East of Stockton, San Joaquin County. (APN/Address: 086-540-19 / 7821 E. Ratto Rd., Stockton) (Supervisory District: 4)

**PROJECT DESCRIPTION:** A Variance application to reduce the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres in order to facilitate a Minor Subdivision to subdivide an existing 31.08-acre parcel into a 2-acre parcel and a 29.1-acre parcel. The site currently contains a single-family residence, a detached garage, two sheds, and crop production (cherries). The project site is not under a Williamson Act Contract.

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

**PROPONENT:** Barbara Croce / Dillon & Murphy (c/o Joe Murphy)

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.

Date: September 21, 2023

Contact Person:

Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: [narroyo@sjgov.org](mailto:narroyo@sjgov.org)