



APPLICATION REFERRAL: Public Hearing

Project Planner: Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: narroyo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300018 (VR)**

PROPERTY OWNER: Barbara Corce
PO Box 40
Linden, CA 95236

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

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).

PROJECT LOCATION: The project site is located on the northeast of East Ratto Road, 400 feet southwest of North Hildreth Lane, East of Stockton. (APN/Address: 086-540-19 / 7821 E. Ratto Rd., Stockton) (Supervisory 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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than October 19, 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: September 21, 2023

TO:

SJC Supervisor: District 4
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC General Services
SJC Mosquito Abatement
SJC Parks and Recreation
SJC Public Works
SJC Sheriff Communications Director

SJC Surveyor
Waterloo Morada Fire District
Linden Unified School District
Air Pollution Control District
San Joaquin Council of Governments
Caltrans – District 10
CA Regional Water Quality Control Board
CA Fish & Wildlife Region: 2
Stockton East Water District
PG&E
US Post Office

Buena Vista Rancheria
California Tribal TANF Partnership
California Valley Miwok Tribe
Farm Bureau
Haley Flying Service
North Valley Yokuts Tribe
United Auburn Indian Community
Morada Municipal Advisory Council
Precissi Flying Service
Sierra Club