



## APPLICATION REFERRAL: Public Hearing

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100261 (GP)**  
**PA-2100262 (ZR)**  
**PA-2300212 (SU)**

**PROPERTY OWNER:** Brent Holfman  
12191 E. Louise Ave.  
Manteca, CA 95336

**APPLICANT:** MVE, Inc.  
c/o Joshua Mann  
1117 L St.  
Modesto, CA 95354

**PROJECT DESCRIPTION:** This project encompasses three components. PA-2100261 is a General Plan amendment change the General Plan designation from R/L (Low Density Residential) to R/R (Rural Residential). PA-2100262 is a Zone reclassification to change the zoning designation from AU-20 (Agriculture-Urban Reserve, 20-acre minimum) to R-R (Rural Residential). PA-2300212 is a Major Subdivision application to subdivide 1 parcel totaling 20 acres into 9 parcels between 2.00 acres and 2.57 acres.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is R/L (Low Density Residential).

**PROJECT LOCATION:** The project site is on the southside of E. Lathrop Rd., approximately 650 feet west of Cottage Ave., Manteca. (APN/Address: 218-050-01 / 7272 E. Lathrop Rd., Manteca) (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 these projects must be submitted to the Community Development Department no later than April 11, 2024. 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:** These projects 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 these projects, 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:** March 14, 2024

**TO:**

SJC Supervisor: District 4	Manteca Unified School District	US Fish & Wildlife
SJC Agricultural Commissioner	Lathrop Manteca Fire District	US Post Office
SJC Assessor	Air Pollution Control District	Farm Bureau
SJC Building Division / Plan Check	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Environmental Health	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Fire Prevention Bureau	CA Native American Heritage Commission	United Auburn Indian Community
SJC Mosquito Abatement	Comcast Cable	Haley Flying Service
SJC Public Works	South San Joaquin Irrigation District	Precissi Flying Service
SJC Sheriff Communications Director	PG&E	Sierra Club
SJC Surveyor	Federal Emergency Management Agency	California Valley Miwok Tribe
City of Manteca	California Tribal TANF Partnership	