



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
 Public Hearing**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200056 (SU)**

PROPERTY OWNER: Ventana Development Company, Inc.
 55 S Market St., Ste. 1210
 San Jose, CA 95113-2214

APPLICANT: Dillon & Murphy
 c/o Joe Murphy
 PO Box 2180
 Lodi, CA 95241

PROJECT DESCRIPTION: A major subdivision to subdivide 2 parcels totaling 78.76 acres into 54 lots of one or more acres each, and a 4.8-acre Designated Remainder. Each lot will utilize on-site septic systems for wastewater. A public water system is required to be established and a non-County public utility agency must be formed to provide for the operation, maintenance and improvement of the water system. Storm drain service will be provided by County Service Area 29.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential) A/G (General Agriculture) and OS/RC (Resource Conservation).

PROJECT LOCATION: The project site is located on the northeast corner of N. Lower Sacramento Road and E. Liberty Road, Galt., San Joaquin County. (APN/Address: 005-020-02 & 005-030-07 / 2600 E. Liberty Rd., Galt) (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 September 3, 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: 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.

AGENCY REFERRALS MAILED ON: August 6, 2024

TO:

SJC Supervisor: District 4	Galt Joint Union School District	PG&E
SJC Assessor	Woodbridge Fire District	Buena Vista Rancheria
SJC Building Division / Plan Check	Air Pollution Control District	California Tribal TANF Partnership
SJC Environmental Health	San Joaquin Council of Governments	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	North Valley Yokuts Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Parks and Recreation	CA Native American Heritage Commission	Haley Flying Service
SJC Public Works	N. San Joaquin Water Conservation Dist.	Precissi Flying Service
SJC Sheriff Communications Director	Federal Emergency Management Agency	Sierra Club
SJC Surveyor	US Fish & Wildlife	