

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: PA-2400078 (VR), PA-2400079 (MS)

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Nancy Arroyo

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Project Location: 212-090-15; Tracy, CA  
*City*

San Joaquin  
*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a Variance application requesting to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40 acre minimum) zone to facilitate a Minor Subdivision to subdivide a 10-acre parcel into two 5-acre parcels. The site currently contains a single-family residence. While the applicant is not proposing to construct any additional dwellings or structures, the resulting subdivision would allow for an additional single-family residence on the proposed "Parcel 2" and an accessory dwelling on each of the newly created lots.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Variance application, which will allow for a future minor subdivision of the subject site if approved, may result in the development of an additional single-family residence and an accessory dwelling on each of the newly created lots. Any future ground disturbance related to the development of the subject site will require the applicant to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. This will mitigate any negative impacts associated with biological resources in the area.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on April 3, 2024, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. If the General Plan, Zone Reclassification and Administrative Use Permit are approved, any future ground disturbance at the site would be subject to the SJMSCP as a Condition of Approval of the Administrative Use Permit. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, participation in the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to less-than-significant level.

Provide a list of the responsible or trustee agencies for the project.

Public Works  
Environmental Health Department  
San Joaquin County Council of Governments