



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
Public Hearing**

**Re-Referral:
Revised Project Description**

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2400078, -79 (VR, MS)**

PROPERTY OWNER: Sarup S. & Ranjit K. Srani
18809 Philip Martin Ct.
Tracy, CA 95304

APPLICANT: Quartaroli & Associates, Inc
310 Sunwest Place, STE. A
Manteca, CA 95337

PROJECT DESCRIPTION: This project is comprised of two applications: Variance No. 2400078 to reduce the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 5-acres; and a Minor Subdivision No. PA-2400079 to subdivide an existing 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 and an accessory dwelling on each of the newly created lots.

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 on the southwest corner of S. Lammers Road and Phillip Martin Court, Tracy. (APN/Address: 212-090-15 / 18809 S. Philip Martin Ct., Tracy) (Supervisory District: 5)

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 these projects must be submitted to the Community Development Department no later than September 12, 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 projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: August 15, 2024

TO:

SJC Supervisor: District 5	SJC Sheriff Communications Director	PG&E
SJC Agricultural Commissioner	SJC Surveyor	1007 Pico & Naglee Reclamation District
SJC Assessor	Tracy Unified School District	Federal Emergency Management Agency
SJC Building Division / Plan Check	Tracy Rural Fire District	US Fish & Wildlife
SJC County Counsel	Air Pollution Control District	Buena Vista Rancheria
SJC Environmental Health	San Joaquin Council of Governments	California Tribal TANF Partnership
SJC Fire Prevention Bureau	Delta Stewardship Council	Haley Flying Service
SJC General Services	CA Fish & Wildlife Region: 3	North Valley Yokuts Tribe