



**Jennifer Jolley**, Director

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**Jeff Niemeyer**, Deputy Director of Building Inspection

**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Variance No. PA-2400078 and Minor Subdivision No. PA-2400079

**PROJECT LOCATION:** The project site is on the southwest corner of S. Lammers Road and Phillip Martin Court, Tracy, San Joaquin County. (APN/Address: 212-090-15 / 18809 S. Philip Martin Ct., Tracy) (Supervisorial District: 5)

**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).

**PROPONENT:** Sarup S. & Ranjit K. Srail / Quartaroli & Associates, Inc

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.

Date: August 15, 2024

Contact Person:

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