



Jennifer Jolley, Director

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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: Minor Subdivision No. PA-2300296, PA-2400062

PROJECT LOCATION: The project site is on the southwest corner of S. Lammers Road and Phillip, San Joaquin County. (APN/Address: 255-260-17 / 35100 S. Welty Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: A Minor Subdivision application No. PA-2300296 to subdivide an existing 8.76-acre parcel into 4 parcels. Parcel 1 to contain 2.59-acres. Parcel 2 to contain 2.08-acres. Parcel 3 to contain 2.05-acres. Parcel 4 to contain 2.05-acres. Parcels 2, 3, and 4 are landlocked and will access through a 30-foot private easement. Each parcel will utilize private water, storm, and sewer systems. This application is submitted concurrently with Variance application No. PA-2400062 to reduce the minimum required parcel size from 40-acres to 2-acres and lot width from 330 feet to 150 feet in the AG-40 (General Agriculture, 40-acre minimum) zone. This parcel is not under a Williamson Act Contract. The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

The Property is zoned R/R (Rural Residential) / AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is R/R (Rural Residential) / A/G (General Agriculture, 40-acre minimum).

PROPONENT: Michael & Laurette Bogetti TR / Don Moyer

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.

Date: August 20, 2024

Contact Person:

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