



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Public Hearing**

Project Planner: Makayla Miller Phone: (209) 468-3186 Fax: (209) 468-3163 Email: memiller@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2300296(MS)
 PA-2400062 (VR)**

PROPERTY OWNER: Michael & Laurette Bogetti TR
 635 Mccracken Rd.
 Vernalis, CA 95385

APPLICANT: Don Moyer
 3524 Kee Ln.
 Modesto, CA 95355

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 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). The site is currently undeveloped farmland; The project site is not under a Williamson Act Contract.

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

PROJECT LOCATION: The project site is located on the southwest corner of S. Lammers Road and Phillip Martin Court, North of Tracy. (APN/Address: 255-260-17 / 35100 S. Wely Rd., Tracy) (Supervisorial 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 17, 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 20, 2024

TO:

SJC Supervisor: District 5	New Jerusalem Unified School District	Sierra Club
SJC Agricultural Commissioner	Tracy Rural Fire District	Federal Emergency Management Agency
SJC Assessor	Air Pollution Control District	US Fish & Wildlife
SJC Building Division / Plan Check	San Joaquin Council of Governments	US Post Office
SJC Environmental Health	Stanislaus County	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Native American Heritage Commission	Farm Bureau
SJC Public Works	West Stanislaus Irrigation District	Buena Vista Rancheria
SJC Sheriff Communications Director	PG&E	North Valley Yokuts Tribe
Tracy Unified School District	Union Pacific Railroad	United Auburn Indian Community
Precissi Flying Service		
US Army Corps		