



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

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2024080793

PROJECT TITLE: Minor Subdivision No. PA-2300296 and Variance No. PA-2400062

PROJECT LOCATION: The project site is located on the southwest corner of S. Lammers Road and Phillip Martin Court, North of Tracy., San Joaquin County. (APN/Address: 255-260-17, -20 / 35100 S. Welty Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: Minor Subdivision No. PA- 2300296 and Variance No. PA-2400062 application 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 the General Plan designation is A/G (General Agriculture).

PROPONENT: Michael & Laurette Bogetti TR and A&E Bogetti TR / Don Moyer

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on February 11, 2025, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature: 

Date: 3/20/25

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

3/20/25