

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Variance No. PA-2400223 and Major Subdivision No. PA-2300266

Lead Agency: San Joaquin County Community Development Department

Contact Name: Jacob Pahule

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Project Location: Stockton, California San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

This project is comprised of two applications: Variance No. PA-2400223 to reduce the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 2 acres; and a Major Subdivision No. PA-2300266 to subdivide two legal parcels totaling 14.77-acre parcel into 6 parcels and a Designated Remainder each a minimum of 2 acres. 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. Access to the proposed lots will be provided via a proposed access easement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on December 12, 2024, for review. The San Joaquin Council of Governments (SJCOG) responded with a determination that the project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. The applicant has confirmed participation in the SJMSCP. If the Administrative Use Permit is approved, any future ground disturbance at the site would be subject to the SJMSCP as a Condition of Approval. As a result, the anticipated impact to Biological Resources is less than significant.

Provide a list of the responsible or trustee agencies for the project.

San Joaquin County Department of Public Works
San Joaquin County Environmental Health Department
CA Department of Fish & Wildlife
Federal Emergency Management Agency
San Joaquin Valley Air Pollution Control District
San Joaquin Council of Governments