



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

PROJECT LOCATION: The project site is on the east side of Tretheway Road, 660 feet north of Victor Road, Lockeford., San Joaquin County. (APN/Address: 051-180-44 / 17400 N. Tretheway Rd., Lockeford) (Supervisory District: 4)

PROJECT DESCRIPTION: 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.

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

PROPONENT: Patrick Estes / Josh Elson

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.

This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: July 29, 2025

Contact Person:

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