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—COUNTY—
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

☒ County Clerk, County of San Joaquin

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

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

State Clearinghouse Number: 2025071277

PROJECT TITLE: Variance and Major Subdivision No. PA-2400223 and 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 Road, Lockeford) (Supervisorial District: 4)

PROJECT DESCRIPTION: Variance and Major Subdivision application
This project is comprised of two applications:

• Variance No. PA-2400223 to reduce the minimum required parcel size from 40 acres to 2 acres in the AG-40 (General Agriculture, 40-acre minimum) zone.

• Major Subdivision No. PA-2300266 to subdivide two legal parcels totaling 14.77 acres into 6 parcels and a Designated Remainder, each a minimum of 2 acres. The site currently contains a single-family residence within the proposed Designated Remainder parcel. While the applicant is not proposing to construct any additional dwellings or structures, the resulting subdivision would allow for a single-family residence and an accessory dwelling unit on each of the newly created lots. Access to the proposed lots will be provided via a private access easement on the east side of N. Tretheway Road.

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

PROPONENT: Patrick Estes / Baumbach & Piazza Inc. (c/o Josh Elson)

This is to advise that the San Joaquin County Planning Commission has approved the above described project on September 4, 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.

_____ _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Signature: _____ Date: 9/8/25

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 9/8/25