

APPLICATION REFERRAL: Public Hearing

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2500349 (W)**
PA-2500350 (SU)

PROPERTY OWNER: Wayne K. Gong & Hai Yan Shen &
Yongxia Li & Rongkuan Wen
10338 Noyo Lane
Stockton, CA 95219

APPLICANT: Shoup Land Surveying
221 W. Oak Street, Ste. B
Lodi, CA 95240

PROJECT DESCRIPTION: A Waiver and Major Subdivision application: This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 43.06-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

The Property is zoned AL-5 (Limited Agriculture, 5-acre minimum) and the General Plan designation is A/L (Limited Agriculture).

PROJECT LOCATION: The project site is on the southeast corner of E. Peltier Road and N. Elliott Road, Acampo. (APN/Address: 017-270-01, -02 / 12500 E Peltier Rd, Acampo) (Supervisory District: 4)

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 (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than August 31, 2026. 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.

AGENCY REFERRALS MAILED ON: August 3, 2026

TO:

SJC Supervisor: District 4	North San Joaquin Water Conservation District	Liberty Fire District
SJC Building Division / Plan Check	Comcast Cable	Lodi Unified School District
SJC Environmental Health	CA Fish & Wildlife Region: 2	FEMA Zone 9
SJC Fire Prevention Bureau	CA Native American Heritage Commission	FAA-Airports District Office
SJC Sheriff Communications Director	US Dept of the Interior - Fish & Wildlife	US Post Office
SJC Public Works	Air Pollution Control District	US Army Corps
SJC Assessor	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Agricultural Commissioner	United Auburn Indian Community	Sierra Club
SJC Mosquito Abatement	North Valley Yokuts Tribe	Farm Bureau
SJC Parks and Recreation	Precissi Flying Service	PG&E
SJC Surveyor	California Tribal TANF Partnership	California Valley Miwok Tribe