



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: Waiver and Major Subdivision Nos. PA-2500349 & PA-2500350

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

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).

PROPONENT: Wayne K. Gong & Hai Yan Shen & Yongxia Li & Rongkuan Wen / Shoup Land Surveying

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.

Date: August 3, 2026

Contact Person:

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