



APPLICATION REFERRAL:

Staff Review with Notice

Short Response Period:

2 week response time.

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400295 (MS)**

PROPERTY OWNER: Robert V. & Venere M Marciano TR
6726 Cox Rd.
Linden, CA 95236-9623

APPLICANT: Dillon & Murphy c/o Joe Murphy
P.O. Box 2180
Lodi, CA 95241

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide an existing 58.99 acre parcel into 2 parcels. Parcel 1 to contain a 4.50-acre homesite parcel and will be serviced by an existing well for water, existing septic system for wastewater, and natural onsite drainage for storm water. Parcel 2 to contain the remaining 54.50-acres, with a well for water to support an existing agricultural production use, natural onsite drainage for storm water, with no proposed wastewater facilities. Parcel 1 and 2 will both have direct access from North Cox Road. The site is currently under a Williamson Act contract.

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

PROJECT LOCATION: The project site is on the east side of North Cox Road, 1,325 feet south of East Comstock Road. (APN/Address: 091-240-12 / 6840 N. Cox Rd., Linden) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than March 13, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: February 27, 2025

TO:

SJC Supervisor: District 4
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
Linden Unified School District

Linden- Peters Rural Fire District
Central Valley Flood Protection Board
CA Dept. of Conservation
CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
Federal Emergency Management Agency
US Fish & Wildlife
US Army Corps
Air Pollution Control District
San Joaquin Council of Governments

Stockton East Water District
PG&E
Farm Bureau
North Valley Yokuts Tribe
United Auburn Indian Community
Buena Vista Rancheria
Precissi Flying Service
Sierra Club