



**APPLICATION REFERRAL:**  
**Staff Review with Notice**

**Short Review Period:**  
2-week response time

Project Planner: Leanne Haner: (209) 468-8477 Fax: (209) 468-3163 Email: lhaner@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400493 (A, Z)**

**PROPERTY OWNER:** Brovelli Woods LLC  
2820 W. Forest Lake Rd.  
Acampo, CA 95220

**APPLICANT:** Evan Zeff Architect  
1518 K Street  
Modesto, CA 95354

**PROJECT DESCRIPTION:** A Administrative Use Permit, and Zoning Compliance Review application consisting of 2 components:

An Administrative Use Permit for the construction of a new dwelling within an area designated as Open Space Resource Conservation. The property proposes an onsite well for water, onsite septic system for wastewater, and natural stormwater drainage.

A Zoning Compliance Review to confirm access to the site from a private road (North Brovelli Lane), located on the north side of Jahant Road, 1,300 feet west of the terminus of Bender Road. The site is under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

**PROJECT LOCATION:** The project site is on a private road approximately 2 miles northwest of West Jahant Road. (APN/Address: 003-100-38, -39 / 1100 W. Brovelli Woods Ln., Acampo) (Supervisory District: 4)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, 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 April 16, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** April 2, 2025

<b>TO:</b>		
SJC Supervisor: District 4	Galt Joint School District	Central Valley Flood Protection Board
SJC Assessor	Bureau of Reclamation	CVRWQCB
SJC Building Division / Plan Check	CA Dept. of Conservation	Farm Bureau
SJC Environmental Health	CA Fish & Wildlife Region: 2	San Joaquin Council of Governments
SJC Fire Prevention Bureau	CA Dept. of Water Resources	Air Pollution Control District
SJC Mosquito Abatement	CA Native American Heritage Commission	Buena Vista Rancheria
SJC Public Works	California Tribal TANF Partnership	US Post Office
SJC Sheriff Communications Director	California Valley Miwok Tribe	United Auburn Indian Community
Woodbridge Fire District	Caltrans – District 10	CA State Reclamation Board
North SJ Water Conservation District	Central SJ Water Conservation District	PG&E