



APPLICATION REFERRAL:

Staff Review with Notice

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400002 (MS)**

PROPERTY OWNER: Rex & Erma Conner Trust
27550 N. Sowles Rd.
Galt, CA 95632

APPLICANT: Dillon & Murphy
c/o Joe Murphy
PO Box 2180
Lodi, CA 95241

PROJECT DESCRIPTION: A Minor Subdivision application to result in 2 parcels. Parcel 1 to contain a 2-acre homesite parcel. Parcel 2 to contain 38 acres. Both parcels have direct access from S. Sowles Road. Parcel 1 will be served by onsite services for water, sewer, and onsite drainage. The project site is 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 S. Sowles Rd., 1,260 feet north of Liberty Rd., Galt. (APN/Address: 007-120-11 / 27550 N. Sowles Rd., Galt) (Supervisorial 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 February 22, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 25, 2024

TO:

SJC Supervisor: District 4
SJC Assessor
SJC Building Division
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
SJC Surveyor

Oak View Union School District
Galt Joint Union High School District
Liberty Fire District
Air Pollution Control District
San Joaquin Council of Governments
CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
North SJ Water Conservation District
PG&E

Buena Vista Rancheria
California Tribal TANF Partnership
California Valley Miwok Tribe
North Valley Yokuts Tribe
United Auburn Indian Community
Haley Flying Service
Precissi Flying Service
Sierra Club