



Jennifer Jolley, Director

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**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	Linden- Peters Rural Fire District	Stockton East Water District
SJC Agricultural Commissioner	Central Valley Flood Protection Board	PG&E
SJC Assessor	CA Dept. of Conservation	Farm Bureau
SJC Building Division / Plan Check	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Environmental Health	CA Native American Heritage Commission	United Auburn Indian Community
SJC Fire Prevention Bureau	Federal Emergency Management Agency	Buena Vista Rancheria
SJC Mosquito Abatement	US Fish & Wildlife	Precissi Flying Service
SJC Public Works	US Army Corps	Sierra Club
SJC Sheriff Communications Director	Air Pollution Control District	
Linden Unified School District	San Joaquin Council of Governments	