



APPLICATION REFERRAL:

Public Hearing

Project Planner: Jacob Pahule Phone: (209) 468-3124 Fax: (209) 468-3163 Email: jpahule@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2300266 (SU)**
PA-2400223 (VR)

PROPERTY OWNER: Patrick Estes
17400 N. Tretheway Rd.
Lockeford, CA 95237

APPLICANT: Josh Elson
323 W. Elm Street
Lodi, CA 95240

PROJECT DESCRIPTION: This project is comprised of two applications: Variance No. PA-2400223 to reduce the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 2 acres; and a Major Subdivision No. PA-2300266 to subdivide two legal parcels totaling 14.77-acre parcel into 6 parcels and a Designated Remainder each a minimum of 2 acres. The site currently contains a single-family residence. While the applicant is not proposing to construct any additional dwellings or structures, the resulting subdivision would allow for an additional single-family residence and an accessory dwelling on each of the newly created lots. Access to the proposed lots will be provided via a proposed access easement.

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 Tretheway Road, 660 feet north of Victor Road, Lockeford.. (APN/Address: 051-180-44 / 17400 N. Tretheway Rd., Lockeford) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than August 26, 2025. Recommendations and/or comments received after that date may not be considered in staffs analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



SAN JOAQUIN
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Community Development Department

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AGENCY REFERRALS MAILED ON: July 29, 2025

TO:

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

CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
Federal Emergency Management Agency
US Fish & Wildlife
AT&T
PG&E
North SJ Water Conservation District
Farm Bureau
North Valley Yokuts Tribe
United Auburn Indian Community

Buena Vista Rancheria
Precissi Flying Service
Sierra Club
San Joaquin Council of Governments
Air Pollution Control District
Comcast Cable
Lockeford Municipal Advisory Council
US Post Office
Lodi Unified School District
Mokelumne Fire District