



Jennifer Jolley, Director

Eric Merlo, Assistant Director

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Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Public Hearing**

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2500134 (VR)
 PA-2500133 (MS)**

PROPERTY OWNER: Jon Moreno
 11047 Weigum Rd.
 Lodi, CA 95240

APPLICANT: Matthew Weber
 11099 Southland Rd.
 Manteca, CA 95336

PROJECT DESCRIPTION: A Variance and Minor Subdivision application comprised of two applications: A Variance to reduce the minimum lot size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40-acres to 5-acres; and a Minor Subdivision to subdivide one legal parcel totaling 15.12-acres into 3 parcels between 5.03 and 5.05-acres in size. The site currently contains a single-family residence and a barn. 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 unit on each of the newly created lots. Parcel 1 will utilize the existing access from East Weigum Street. Proposed access to Parcels 2 and 3 is from a existing private road under Maps & Plats Volume 4, Page 37 from East State Route 12 on the west side of the proposed parcels.

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 west side of E. Weigum St., at the terminus of Weigum Ct., 655 feet west of Tretheway Rd. Lodi. (APN/Address: 051-140-26, -29 / 11052 E. Weigum St., Lodi) (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 (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than March 31, 2026. Recommendations and/or comments received after that date may not be considered in staff's 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.)



AGENCY REFERRALS MAILED ON: March 4, 2026

TO:

SJC Supervisor: District 4

SJC Assessor

SJC Building Division / Plan Check

SJC Environmental Health

SJC Mosquito Abatement

SJC Public Works

SJC Sheriff Communications Director

SJC Agricultural Commissioner

Federal Emergency Management Agency

CA Fish & Wildlife Region: 2

N. SJ Water Conservation District

Farm Bureau

Sierra Club

California Valley Miwok Tribe

California Tribal TANF Partnership

PG&E

Lodi School District

Mokelumne Rural Fire District

San Joaquin Council of Governments

Air Pollution Control District

CA Native American Heritage Commission

United Auburn Indian Community

North Valley Yokuts Tribe