



Jennifer Jolley, Director

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**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Variance and Minor Subdivision No. PA-2500134 and PA-2500133

**PROJECT LOCATION:** The project site is Lodi, San Joaquin County. (APN/Address: 051-140-26, -29 / 11052 E. Weigum St., Lodi) (Supervisory District: 4)

**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 an 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).

**PROPONENT:** Jon Moreno / Matthew Weber

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: March 3, 2026

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