



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100280 (SU)**

PROPERTY OWNER: Christopher W. & Diane B. Knoll Trust
9296 E. Hwy 12
Lodi, CA 95240

APPLICANT: Dillon & Murphy
P O Box 2180
Lodi, CA 95241-2180

PROJECT DESCRIPTION: A Major Subdivision application to divide a 14.57-acre parcel zoned Rural Residential (R-R) into 7 parcels with a 2-acre lot minimum. The resulting parcels will utilize on site private wells and septic systems for residential development. Storm water drainage will be natural. A cul-de-sac is proposed to access 3 of the parcels. A 25-foot-wide access easement is proposed for the benefit of the remaining 4 parcels. This parcel is not under a Williamson Act Contract.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

PROJECT LOCATION: The project site is located on the south side of E. State Route 12, 1,555 feet west of N. Locust Tree Rd., Victor. (APN/Address: 051-120-56 / 9296 E. State Route 12, 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 this project must be submitted to the Community Development Department no later than November 1, 2022. 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.

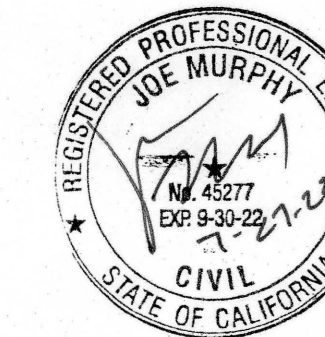
NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

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

AGENCY REFERRALS MAILED ON: October 4, 2022

TO:

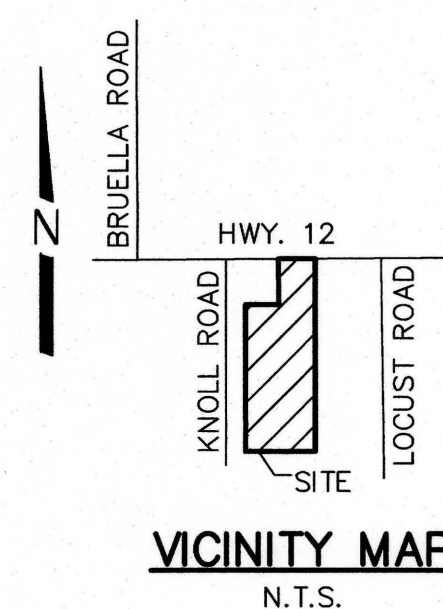
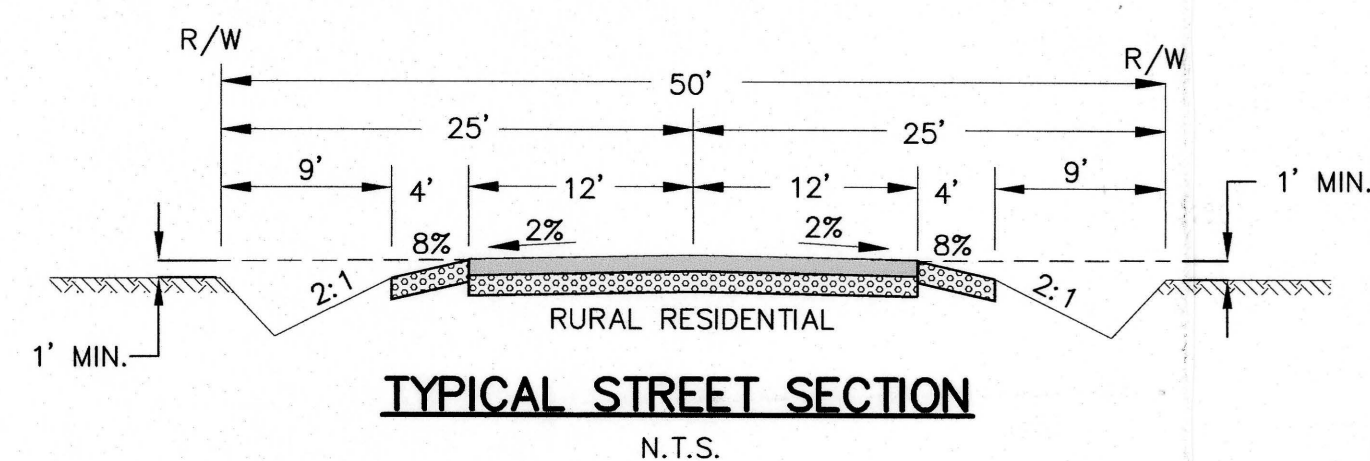
SJC Supervisor: District 4	Air Pollution Control District	San Joaquin Water Works 2
SJC Assessor	San Joaquin Council of Governments	Comcast Cable
SJC Building Division	Caltrans – District 10	PG&E
SJC Environmental Health	CA Highway Patrol	Buena Vista Rancheria
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	California Tribal TANF Partnership
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Parks and Recreation	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Public Works	Federal Emergency Management Agency	United Auburn Indian Community
SJC Sheriff Communications Director	US Fish & Wildlife	Haley Flying Service
SJC Surveyor	US Post Office	Precissi Flying Service
Lodi Unified School District	North San Joaquin Water Conservation Dist.	Sierra Club
Mokelumne Fire District		

TRACT NO. XXXX
VICTOR SUBDIVISION
TENTATIVE SUBDIVISION MAP
JULY, 2022**OWNER**CHRIS AND DIANE KNOLL
9296 E. HWY 12
LODI, CA 95240
(209)-334-0750**ENGINEER**DILLON & MURPHY C/O JOE MURPHY
P.O. BOX 2180
LODI, CA 95241
(209) 334-6613**LEGEND**

EX.	EXISTING
P.U.E.	PUBLIC UTILITY EASEMENT
TYP.	TYPICAL ASSESSOR'S PARCEL NUMBER
A.P.N.	
	PROPOSED PAVEMENT
	EX. PAVEMENT
	PROPOSED RESTRICTED ACCESS

NOTE:

THE STRUCTURAL SECTION SHALL BE DETERMINED BY THE ROADWAY DESIGN STANDARDS AND STANDARD DRAWING NO. R-27.

**VICINITY MAP**
N.T.S.**NOTES:**

- ASSESSOR PARCEL NUMBER: 051-120-56
- WATER: PRIVATE WELL.
- SANITARY SEWER: PRIVATE SEPTIC.
- STORM DRAINAGE: PROPOSED ON-SITE RETENTION ON AN INDIVIDUAL LOT BASIS.
- SITE ADDRESS: 9296 EAST STATE HIGHWAY 12, LODI, CA. 95240
- PROJECT SIZE: APPROXIMATELY 14.6 ACRES.
- MINMUM PROPSD LOT SIZE IS 2 ACRES.
- FLOOD ZONE: ZONE X, MAP NO. 06077C0190F, DATED OCTOBER 16, 2009
- THIS CONCEPTUAL SUBDIVISION CONSISTS OF 7 LOTS.
- LOTS 1 AND 7 WILL HAVE RESTRICTED ACCESS ONTO HIGHWAY 12.
- LOT 1 CURRENTLY HAS A CONNECTION TO PUBLIC WATER TO BE ABANDONED (VICTOR). EACH PARCEL WILL REQUIRE A SEPARATE PRIVATE WELL TO BE INSTALLED.

SCALE: 1" = 60'

KNOLL DELMAR D &
MARYLUE J. EST
A.P.N. 051-120-46KNOLL DELMAR D &
MARYLUE J. EST
A.P.N. 051-120-47REYES JOSE LAZARO &
GLORIA S. TR
A.P.N. 051-120-45