



**APPLICATION REFERRAL:
Public Hearing**

Project Planner: Frank Girardi Phone: (209) 468-8469 FAX: (209) 468-3163 Email: fgirardi@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000152 (ZR)**

PROPERTY OWNERS:	Robert A. Caffese Trust, Et al. 6464 E Live Oak Rd Lodi CA 95240-9428	Steve C. & Cathleen T. Lagomarsino 5610 E. Main St. Stockton, CA 95215-6000
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APPLICANT: North Star Engineering Group, Inc.
620 12th St.
Modesto, CA 95354

PROJECT DESCRIPTION: A Zone Reclassification application to change the zoning of 2 parcels totaling 25.92 acres from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to R-L (Low Density Residential) and one parcel totaling 2.0-acres from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to C-G (General Commercial) for subsequent commercial and residential development and use. The General Plan designation for the 25.92 acres is R/L (Residential Low Density) and C/G (General Commercial) for the 2.0-acre parcel. The parcels receive water from the California Water Service. The applicant has submitted a will serve letter from the City of Stockton for sewer service. Public storm drainage will be required. Both parcels are accessed off of Main Street.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is C/G (General Commercial), and R/L (Low Density Residential).

PROJECT LOCATION: The project site is on the southwest corner of E. Main Street and Walker Lane, Stockton.. (APN/Address: 173-280-03, -24, & -25 / 5024 E. Main St., Stockton) (Supervisorial District: 2)

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 September 30, 2021. 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: September 2, 2021

TO:

SJC Agricultural Commissioner	Eastside Fire District	PG&E, AT&T
SJC Board of Supervisors	Air Pollution Control District	Farm Bureau
SJC Building Division / Plan Check	San Joaquin Council of Governments	Haley Flying Service
SJC Environmental Health	CA Fish & Wildlife Region: 2	Precissi Flying Service
SJC Fire Prevention Bureau	CA Native American Heritage Commission	Buena Vista Rancheria
SJC Mosquito Abatement	Federal Emergency Management Agency	California Tribal TANF Partnership
SJC Public Works	US Fish & Wildlife	California Valley Miwok Tribe
SJC Sheriff Communications Director	Stockton East Water District	North Valley Yokuts Tribe
City of Stockton	Stockton Sewer Service	United Auburn Indian Community
Stockton Unified School District	California Water Service Company	Sierra Club