APPLICATION REFERRAL:
Public Hearing

Project Planner: Stephanie Stowers  Phone: (209) 468-9653  FAX: (209) 468-3163  Email: sstowers@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

**APPLICANT:**
North Star Engineering Group, Inc.  620 12th St.  Modesto, CA  95354

**PROJECT DESCRIPTION:** Zone Reclassification application to change the zoning of 3 parcels for subsequent commercial and residential development and use.

- **APN: 173-280-24:** One parcel totaling 2.0 acres to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to C-G (General Commercial). The General Plan designation will remain C/G (General Commercial). The specific underlying commercial development project has not yet been determined, but the most intensive potential use would likely be a 52,272-square-foot Retail Sales and Service - General use type.

- **APN’s: 173-280-03, -25:** Two parcels totaling 25.92 acres to be rezoned from AU-20 (Agriculture-Urban Reserve, 20 acre minimum) to R-L (Low Density Residential). The General Plan designation will remain R/L (Residential Low Density). The underlying residential development project for an up to 154-unit subdivision will include an additional 11.66-acre portion of a parcel (APN: 173-280-01) that already contains a General Plan designation of R/L and zoning of R-L, for a total of 37.58 acres.

Water service will be provided by California Water Service, sewer service will be provided by the City of Stockton, and storm drainage service will be provided by San Joaquin County Department of Public Works. All parcels are currently accessed off Main Street. The underlying subdivision project will also include future internal streets for access to individual residential lots.

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

**PROJECT LOCATION:** The project site is located on the southwest corner of E. Main St. and Walker Ln., Stockton. (APN/Address: 173-280-01 (portion), -03, -24, & -25 / 5024 E. Main St., Stockton) (Supervisorial District: 1)

**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 July 27, 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: June 29, 2022

TO:
SJC Agricultural Commissioner
SJC Board of Supervisors
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
City of Stockton
Stockton Unified School District
Local Agency Formation Commission

Eastside Fire District
Air Pollution Control District
San Joaquin Council of Governments
CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
Federal Emergency Management Agency
US Fish & Wildlife
Stockton East Water District
Stockton Sewer Service
California Water Service Company
PG&E, AT&T
Farm Bureau
Haley Flying Service
Precissi Flying Service
Buena Vista Rancheria
California Tribal TANF Partnership
California Valley Miwok Tribe
North Valley Yokuts Tribe
United Auburn Indian Community
Sierra Club