



## 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. Steve C. & Cathleen T. Lagomarsino  
6464 E. Live Oak Rd. 5610 E. Main St.  
Lodi, CA 95240-9428 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) (Supervisory 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](http://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	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
Local Agency Formation Commission		