



**APPLICATION REFERRAL:  
 Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100149 (SA)**

**PROPERTY OWNER:** Mario Jaques et al.  
 13285 Willow Glen Rd.  
 Stockton, CA 95206-9648

**APPLICANT:** Quartaroli & Associates, Inc.  
 c/o John Glick  
 310 Sunwest Place, Ste. A  
 Manteca, CA 95337

**PROJECT DESCRIPTION:** A Site Approval application for a farm services business to provide irrigation pipes and equipment to agricultural operations be completed in 2 phases over 5 years. Phase 1 includes the construction of a 240-square-foot modular office, and grading for an approximately 14-acre outdoor irrigation pipe storage area. Phase 2 includes the construction of a 5,000-square-foot building to be used as a shop. The business is proposed to operate Monday through Friday, 7:00 A.M. to 5:00 P.M., with 5 to 10 employees. A request to modify the project area surfacing has been submitted with this application. The project site is not under a Williamson Act Contract.

The Property is zoned AG-80 (General Agriculture, 80-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROJECT LOCATION:** The project site is located on the northeast corner of West State Route 4 Highway and John Turk Rd., Stockton. (APN/Address: 162-130-05 / 3195 W. State Route 4, Stockton) (Supervisory District: 3)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The 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 November 19, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** October 22, 2021

- TO:**
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|------------------------------------------------|--------------------------------|--------------------------------|
| SJC Supervisor: District 3                     | City of Stockton               | PG&E                           |
| SJC Agricultural Commissioner                  | Tracy Unified School District  | AT&T                           |
| SJC Assessor                                   | Air Pollution Control District | US Fish & Wildlife             |
| SJC Building Division / Plan Check             | Delta Commission               | Buena Vista Rancheria          |
| SJC Environmental Health                       | Caltrans – District 10         | California Valley Miwok Tribe  |
| SJC Fire Prevention Bureau                     | CA Highway Patrol              | Carpenters Union               |
| SJC Mosquito Abatement                         | Delta Stewardship Council      | Delta Keeper                   |
| SJC Public Works                               | CA Fish & Wildlife Region: 3   | Farm Bureau                    |
| SJC Sheriff Communications Director            | CA State Lands Commission      | Haley Flying Service           |
| San Joaquin Council of Governments             | CA State Reclamation Board     | North Valley Yokuts Tribe      |
| CA Regional Water Quality Control Board        | Stockton East Water District   | United Auburn Indian Community |
| CA Native American Heritage Commission         | Stockton Sewer Service         | Precissi Flying Service        |
| Reclamation District 524 Middle Roberts Island | SJC Resource Conservation      | Sierra Club                    |
| Federal Emergency Management Agency            |                                |                                |