



## **APPLICATION REFERRAL: Public Hearing**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100168 (GP)**  
**PA-2100169 (ZR)**  
**PA-2100170 (SA)**

**PROPERTY OWNER:** Ligurian Village Properties, LLC  
P.O. Box 4057  
Stockton, CA 95204

**APPLICANT:** Ligurian Village Properties, LLC  
P.O. Box 4057  
Stockton, CA 95204

**PROJECT DESCRIPTION:** This project is composed of 3 applications: General Plan Amendment No. PA-2100168 to amend the map designation of a 1.99-acre parcel from R/L (Low Density Residential) to C-C (Community Commercial); Zone Reclassification No. PA-2100169 to change the zoning from R-L (Low Density Residential) to C-C (Community Commercial); and, Site Approval No. PA-2100170 to include construction of a 12,200-square-foot, multi-use, commercial building for medical and professional offices, eating establishments, a farmer's market, a public safety office, and parking area to include 6 EV recharging stations.

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

**PROJECT LOCATION:** The project site is on the southeast corner of E. Main St. and S. Miwuk Village Dr., Stockton. (APN/Address: 173-210-14 / 4860 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 these projects must be submitted to the Community Development Department no later than March 31, 2023. 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:** These projects 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 these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



**AGENCY REFERRALS MAILED ON:** March 3, 2023

**TO:**

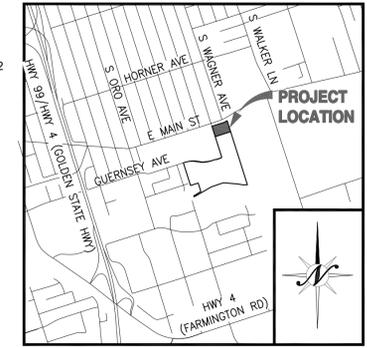
SJC Assessor	Air Pollution Control District	Carpenters Union
SJC Board of Supervisors	Local Agency Formation Commission	Buena Vista Rancheria
SJC Building Division / Plan Check	San Joaquin Council of Governments	California Tribal TANF Partnership
SJC Environmental Health	CA Regional Water Quality Control Board	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Mosquito Abatement	CA Native American Heritage Commission	United Auburn Indian Community
SJC Parks and Recreation	Federal Emergency Management Agency	Haley Flying Service
SJC Public Works	US Fish & Wildlife	Precissi Flying Service
SJC Sheriff Communications Director	Stockton East Water District	Sierra Club
City of Stockton	PG&E	SJ Regional Transit District
Stockton Unified School District	SJC Resource Conservation	CalWater Service
Eastside Fire District		

# SOLARI RANCH STATION COMMUNITY CENTER

## SITE PLAN

### SAN JOAQUIN COUNTY, CALIFORNIA

REVISED SITE PLAN  
 Application # PA-2100170 (SA)  
 Received By AG On 12/27/2022



#### TENANT INFORMATION

**DOWNSTAIRS:**  
 SUITE 1A - 2,400 S.F.:: RETAIL SALES AND SERVICE  
 SUITE 1B - 2,400 S.F.:: MEDICAL SERVICES

THE CENTRAL COMMON ATRIUM LOBBY MAY ALSO CONTAIN, BUT NOT LIMITED TO INFORMATION KIOSK, FOOD VENDERS, SEATING AREAS, AND INDOOR FARMERS MARKET.

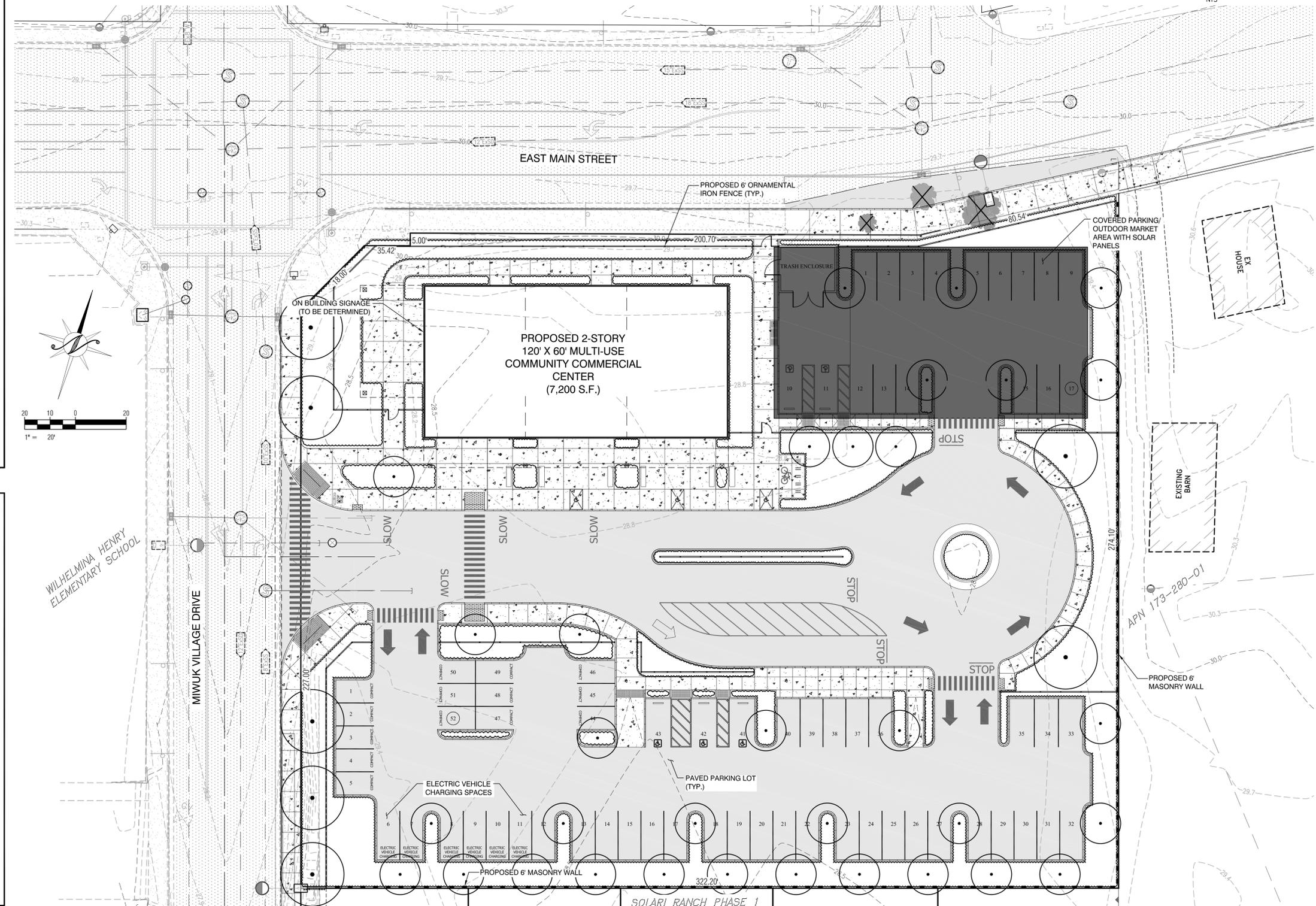
**UPSTAIRS:**  
 SUITE 2A - 1,120 S.F.:: PUBLIC SERVICES - ESSENTIAL  
 SUITE 2B - 1,120 S.F.:: PROFESSIONAL SERVICES  
 SUITE 2C - 1,200 S.F.:: TO BE DETERMINED  
 SUITE 2D - 1,200 S.F.:: TO BE DETERMINED

#### PROJECT INFORMATION

A. REGULATORY AGENCY:	SAN JOAQUIN COUNTY 1810 E HAZELTON AVENUE STOCKTON, CA 95205 T: (209) 468-3124 CONTACT: ALISA GOULART
B. APPLICANT:	LIQRHAN VILLAGE PROPERTIES, LLC P.O. BOX 4657 STOCKTON, CA 95204 T: (209) 610-1524 CONTACT: ERINE VASTI
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	173-210-04
E. EXISTING LAND USE:	VACANT LOT
F. PROPOSED LAND USE:	MULTI-USE COMMUNITY COMMERCIAL CENTER
G. NUMBER OF FLOORS:	2
H. SQUARE FOOTAGE PER FLOOR:	7,200 S.F. / 12,200 S.F.
I. TOTAL SQUARE FOOTAGE:	12,200 S.F.
J. BUILDING HEIGHT:	25'
K. OCCUPANCY:	244 MAXIMUM
L. REQUIRED PARKING:	46 TOTAL (7 EMPLOYEE, 29 VISITOR)
M. PROPOSED PARKING:	69 TOTAL (50 9' X 19' STANDARD, 14 9' X 15' COMPACT, 5 VAN ACCESSIBLE)
N. LANDSCAPING:	18,335 S.F. (22%)
O. EXISTING ZONING/GP:	R-1/ R/L
P. PROPOSED ZONING/GP:	C-2/ C/C
Q. TOTAL PROJECT SIZE:	1.9± ACRES
R. SURFACE WATER:	EXISTING MORMON SLOUGH APPROXIMATELY 1,250 FEET SOUTH OF PROJECT
S. CONTOURS:	1.0-FOOT INTERVALS
T. UTILITIES:	WATER SYSTEM - CAL WATER SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - SAN JOAQUIN COUNTY GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - STOCKTON UNIFIED SCHOOL DISTRICT

#### LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	—————
CENTERLINE	—————	—————
RIGHT-OF-WAY	—————	—————
PARCEL LINE	—————	—————
CURB, GUTTER, AND SIDEWALK/WALKWAYS	—————	—————
EDGE OF PAVEMENT	—————	—————
OVER HEAD ELECTRICAL	—OHE—	N/A
GAS LINE	—G—	N/A
CONTOURS	—32—	N/A
MASONRY WALL	N/A	—————
ORNAMENTAL IRON FENCE	N/A	—————
BARRICADE	—————	N/A
TREE (EXISTING TREES TO BE REMOVED)	⊗	○
STOP SIGN	⊛	N/A
SERVICE POLE	—P—	N/A
FLOW LINE	—————	—————
STORM DRAIN (MAIN)	—SD—	—12"SD—
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
CURB INLET	—CI—	—CI—
WATER (MAIN)	—W—	—8"W—
WATER VALVE	—WV—	—WV—
FIRE HYDRANT	N/A	—FH—
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	—SS—	—12"SS—
LANDSCAPED AREA	N/A	—————



NO.	REVISIONS	DATE	APPROVED

**SITE PLAN**

**SOLARI RANCH STATION**  
SAN JOAQUIN COUNTY, CALIFORNIA

**Northstar Engineering Group, Inc.**  
 CIVIL ENGINEERING • SURVEYING • PLANNING  
 620 12th Street  
 Modesto, CA 95354  
 (209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 20-2735  
 DATE: 12/22/2022  
 SCALE: AS SHOWN  
 DRAWN: PMH  
 DESIGN: PMH  
 CHECK: AC

SHEET NUMBER

SP1.1

Figure 1: Site Plan