



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100284 (GP)
PA-2100285 (ZR)**

PROPERTY OWNER: Chelsea Chandler
1075 Bianchi Rd.
Stockton, CA 95210

APPLICANT: Wong Engineers, Inc.
4719 Quail Lakes Dr. Suite G
PMB #337
Stockton, CA 95219

PROJECT DESCRIPTION: A General Plan Map Amendment and Zone Reclassification application to change the General Plan designation of 2 parcels totaling 10.69-acres from R/L (Low Density Residential) to R/R (Rural Residential) and to change the zoning designation from R-L (Low Density Residential) to R-R (Rural Residential). The underlying project is a Minor Subdivision application to create 4 Rural Residential parcels of 2 acres or greater in size. This parcel is not under a Williamson Act Contract.

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 located on the south side of N. Towers Pl., east of N. Cherryland Ave., east of Stockton. (APN/Address: 087-090-48 & -64 / 3428 N. Cherryland Ave., Stockton) (Supervisory District: 4)

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 these projects must be submitted to the Community Development Department no later than November 1, 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: 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.)



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

AGENCY REFERRALS MAILED ON: October 4, 2022

TO:

SJC Board of Supervisors	Linden Unified School District	Stockton East Water District
SJC Assessor	Waterloo / Morada Fire District	PG&E
SJC Building Division	Air Pollution Control District	Buena Vista Rancheria
SJC Environmental Health	San Joaquin Council of Governments	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	California Valley Miwok Tribe
SJC Mosquito Abatement	Central Valley Flood Protection Board	North Valley Yokuts Tribe
SJC Parks and Recreation	CA Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Public Works	CA Native American Heritage Commission	Haley Flying Service
SJC Sheriff Communications Director	CA State Reclamation Board	Precissi Flying Service
SJC Surveyor	Federal Emergency Management Agency	Sierra Club
City of Stockton	US Fish & Wildlife	

PA2100284
PA2100285

087-09



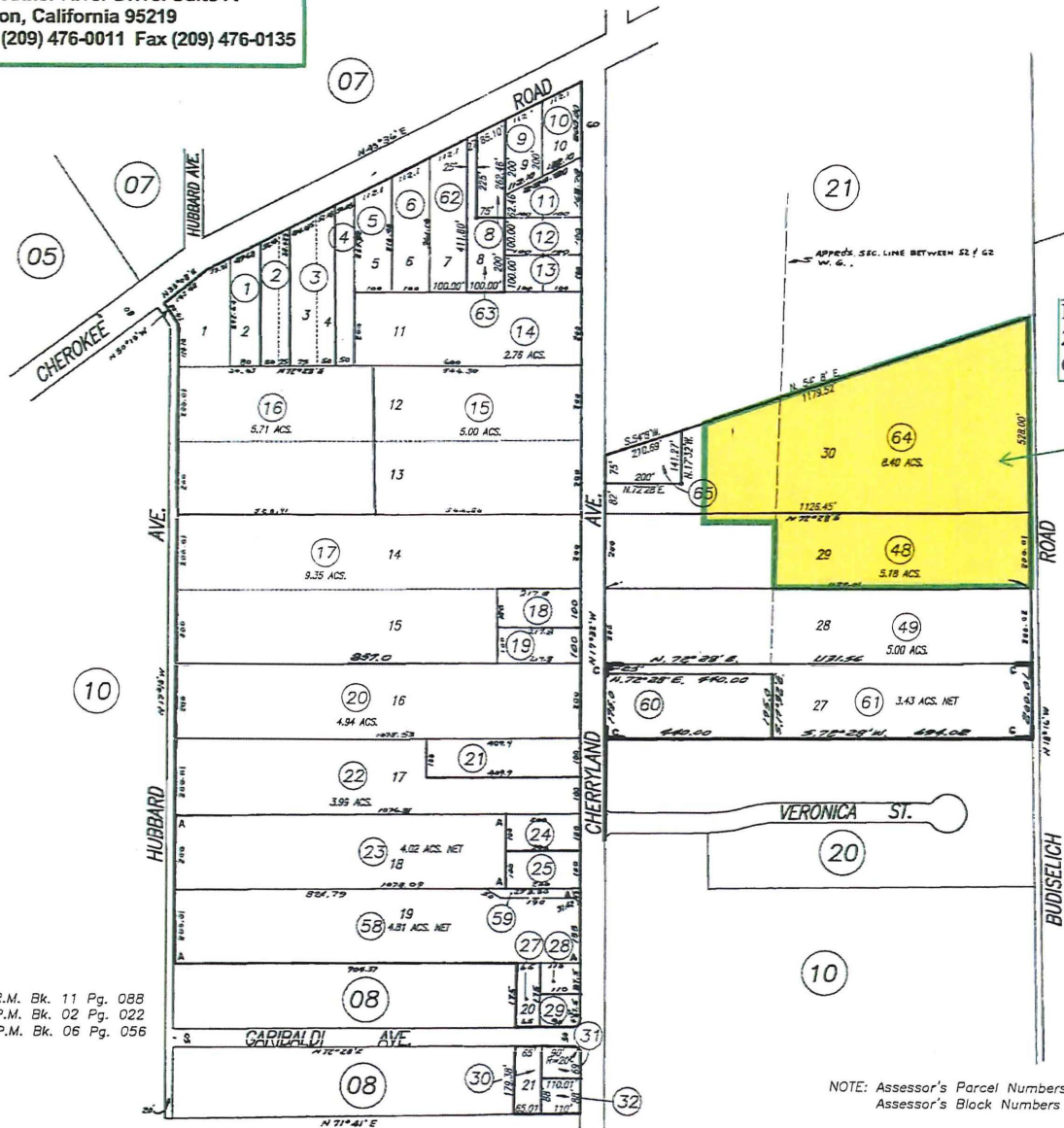
Wong Engineers, Inc.
4578 Feather River Drive, Suite A
Stockton, California 95219
Phone (209) 476-0011 Fax (209) 476-0135

POR. SUNNY VALLEY GARDENS NO. 3

THIS MAP IS FOR
ASSESSMENT USE ONLY

DISCLAIMER
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R.M. Bk. 11 Pg. 088
A - P.M. Bk. 02 Pg. 022
C - P.M. Bk. 06 Pg. 056



Existing:
Zoning - R-L
General Plan - R/L

Proposed:
Zoning - R-R
General Plan - R/R

GENERAL PLAN MAP AMENDMENT
NO. PA-2100284 AND ZONE
RECLASSIFICATION PA-2100285 OF
CHELSEA CHANDLER

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
06-07	63		
20-21	65		

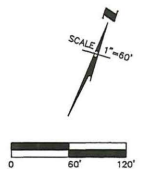
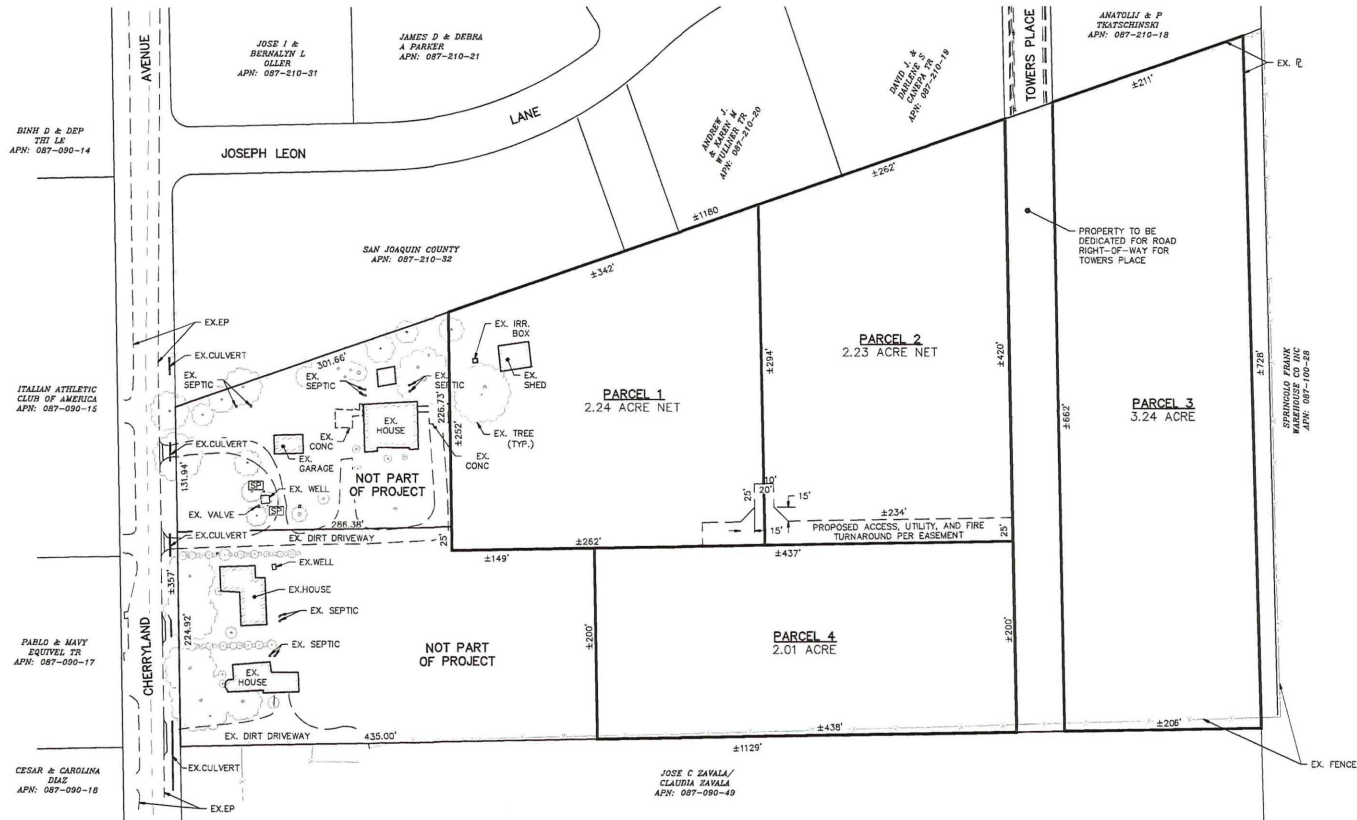
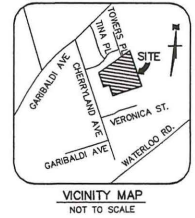
NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.087 Pg.09
County of San Joaquin, Calif.

PA2100284
PA2100285

LEGEND:
AC ACRES
CONC CONCRETE
DWM DRIVEWAY
EP EDGE OF PAVEMENT
EX EXISTING
IRR IRRIGATION
P PROPERTY LINE
SP SERVICE POLE
TYP. TYPICAL
*** FENCE LINE

NOTES:
1. BEING A PORTION OF SECTIONS 52 & 53, C.M. WEBER GRANT, SAN JOAQUIN COUNTY, CALIFORNIA.
2. TOTAL AREA= 10.69 AC.
3. A.P.N.
4. ALL DISTANCES ARE APPROXIMATE, UNTIL COMPLETED.



UNAUTHORIZED CHANGES AND USES:
THE SURVEYOR PREPARING THIS CONCEPTUAL PARCEL MAP LAYOUT WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS LAYOUT. ALL CHANGES TO THIS MAP MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THIS CONCEPTUAL PARCEL MAP LAYOUT.

REVISIONS			
NO.	DESCRIPTION	DATE	BY



WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011

DATE 12/1/21 L.S. 7600 R.C.E. 49717

JOB NO.: 4026
DATE: DEC. 2021
SCALE: AS SHOWN
DRAWN: NS/NA
DESIGN: WE
CHECKED: ZCW

3454 & 3514 N. CHERRYLAND AVE.

CONCEPTUAL PARCEL MAP LAYOUT

STOCKTON CALIFORNIA

SHEET
1
OF ONE
FILE 4026