



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
Staff Review with Notice**

Project Planner: Rajnee Johal Phone: (209) 468-8359 Fax: (209) 468-3163 Email: rjohal@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER:** PA-2500004 (MS)

PROPERTY OWNER: Bruce Davies
6653 Embarcadero Dr., Ste. C
Stockton, CA 95219

APPLICANT: Alberto Gonsalves
6653 Embarcadero Dr., Ste. C
Stockton, CA 95219

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide an existing 1.4-acre parcel into 3 parcels. Parcel 1 to contain 32,301 square feet. Parcel 2 to contain 21,230 square feet. Parcel 2 to contain 22,587 square feet. This parcel is not under 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 at the end of North Moreing Road, 1,036 feet south of West Country Club Boulevard, Stockton. (APN/Address: 121-100-39 / 2030 N. Moreing Rd., Stockton) (Supervisory District: 1)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than August 21, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: July 24, 2025

TO:		
SJC Supervisor: District 1	Air Pollution Control District	Stockton Unified School District
SJC Building Division / Plan Check	PG&E	Country Club Fire District
SJC Environmental Health	Stockton East Water District	CA Native American Heritage Commission
SJC Fire Prevention Bureau	LAFCo	California Tribal TANF Partnership
SJC Public Works	FEMA Zone 9	California Valley Miwok Tribe
SJC Sheriff Communications Director	City of Stockton – CDD Permit Center	North Valley Yokuts Tribe
SJC Mosquito Abatement	City of Stockton – PWD	Sierra Club
SJC Assessor	CA Water Service Company	Precissi Flying Service
SJC Parks and Recreation	CA Fish & Wildlife Region: 3	United Auburn Indian Community
San Joaquin Council of Governments	US Fish & Wildlife - ESP	Buena Vista Rancheria