



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Jacob Pahule Phone: (209) 468-3124 Fax: (209) 468-3163 Email: jpahule@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500111**

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|------------------------|---|-------------------|--|
| PROPERTY OWNER: | Juan Gonzalez & Shirlenn Ballon 1886 Balsam Court Modesto, CA 95350 | APPLICANT: | Juan Daniel Franco 1886 Balsam Ct. Modesto, CA 95350 |
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PROJECT DESCRIPTION: A Waiver application No. PA-2500111 of Development Title Section 9-203.030 to reduce the setbacks in the AU-20 zone from 55 feet from the centerline of East Willow Avenue to 35 feet and 3 inches from the centerline of East Willow Avenue, to reduce the street side setback from 55 feet from the centerline of South Oak Street to 40 feet and 6 inches from the centerline of South Oak Street, and to reduce the rear yard setback from 30 feet to 21 feet to allow for the construction of a single family residence. This property is not under Williamson Act contract.

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is A/UR (Agricultural-Urban Reserve).

PROJECT LOCATION: The project site is on the north side of East Willow Avenue, 55' north of South Oak Street, Manteca. (APN/Address: 241-051-17 / 769 E. Willow Ave., Manteca) (Supervisorial District: 3)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, 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 November 4, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: October 7, 2025

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| TO: | | |
| SJC Supervisor: District 3 | City of Manteca Public Works | Sierra Club |
| SJC Agricultural Commissioner | Air Pollution Control District | Farm Bureau |
| SJC Assessor | San Joaquin Council of Governments | California Tribal TANF Partnership |
| SJC Building Division / Plan Check | Delta Stewardship Council | California Valley Miwok Tribe |
| SJC Environmental Health | CA Fish & Wildlife Region: 2 | North Valley Yokuts Tribe |
| SJC Fire Prevention Bureau | CA Native American Heritage Commission | Buena Vista Rancheria |
| SJC Mosquito Abatement | Federal Emergency Management Agency | United Auburn Indian Community |
| SJC Public Works | US Fish & Wildlife | Delta Keeper |
| SJC Sheriff Communications Director | Reclamation District 2096 (Wetherbee) | Lathrop-Manteca Fire District |
| City of Manteca Development Services | Manteca Unified School District | |

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW
JUAN GONZALEZ & SHIRLENN BALLON / JUAN DANIEL FRANCO
PA-2500111**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

GERARDO ALTAMIRANO states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on October 7, 2025, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9-215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is October 7, 2025, in Stockton, California.

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