



**APPLICATION REFERRAL:
Public Hearing**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500159 (C)**

PROPERTY OWNER: Jesus E & Esthela M Meza TR
17875 Hillside Drive
Lodi, CA 95240

APPLICANT: Brix and Homes Real Estate Company INC
c/o Shane Rawlings
1110 West Kettleman Lane, STE 21
Lodi, CA 95240

PROJECT DESCRIPTION: A Conditional Use Permit application for a bulk storage and distributor of cement under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

PROJECT LOCATION: The project site is located on the Southwest corner of Teepee Drive and Wigwam Drive in Stockton. (APN/Address: 132-080-11 / 2300 N Teepee Drive, Stockton) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, 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 6, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: July 9, 2025

TO:

SJC Supervisor: District 4	CA Native American Heritage Commission	Caltrans – District 10
SJC Building Division / Plan Check	Sierra Club	FEMA Zone 9
SJC Environmental Health	City of Stockton - PW	US Fish & Wildlife
SJC Fire Prevention Bureau	City of Stockton – CDD PC	Stockton Unified School District
SJC Mosquito Abatement	East Stockton Sanitary Sewer Project	Air Pollution Control District
SJC Public Works	CA Highway Patrol	CA Water Service Company
SJC Sheriff Communications Director	Central Valley Flood Protection Board	Building Industry Association
SJC Assessor	CA Dept. of Motor Vehicles	Builders Exchange
SJC Code Enforcement	California Valley Miwok Tribe	United Auburn Indian Community
San Joaquin Council of Governments	CA Fish & Wildlife Region: 2	Buena Vista Rancheria
California Tribal TANF Partnership	Waterloo-Morada Fire District	Stockton East Water District
		PG&E