



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-2500240 (A, LA)**

**PROPERTY OWNER:** Roger & Catherine C. Towers  
 95 45th St. SE  
 Washington, DC 20019

**APPLICANT:** Roger & Catherine C. Towers  
 2601 Surrey Ave.  
 Modesto, CA 95355

**PROJECT DESCRIPTION:** A Administrative Use Permit and Lot Line Adjustment application to permit construction of one Single Family Residence (SFR) on each of three parcels with a General Plan designation of OS/RC (Open Space, Resource Conservation). The proposed parcels (PA-2500324) are proposed lots of Parcel 1 will contain 14.10 acres, Parcel 2 will contain 2.39 acres, and Parcel 3 will contain 2.51 acres. The proposed SFR's homes are anticipated to be in the range of 2,000 to 3,000 square feet (not including attached garages). All three parcels will have access from the County-maintained South Koster Road. Two new domestic wells will be constructed, and one existing well will be utilized. Domestic wastewater systems will be served by individual septic tank and leach field systems. Stormwater will be managed privately on-site. None of the parcels are under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

**PROJECT LOCATION:** The project site is on the East side of South Koster Road, 4,315' South of Blewett Road. (APN/Address: 265-090-08, -09, -10 / 37100 S. Koster Rd., Tracy) (Supervisory District: 5)

**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 (Phone: [209] 468-3124 or via email at jpahule@sjgov.org) no later than January 16, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** December 19, 2025

- TO:**
- |                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| SJC Supervisor: District 5          | Air Pollution Control District          | Tracy Rural Fire District          |
| SJC Agricultural Commissioner       | San Joaquin Council of Governments      | New Jerusalem School District      |
| SJC Assessor                        | Stanislaus County Planning              | PG&E                               |
| SJC Building Division / Plan Check  | CV Regional Water Quality Control Board | Builders Exchange                  |
| SJC Code Enforcement                | CA Native American Heritage Commission  | Building Industry Association      |
| SJC Environmental Health            | CA Fish & Wildlife Region: 2            | Carpenters Union                   |
| SJC Fire Prevention Bureau          | US Army Corps                           | Farm Bureau                        |
| SJC Mosquito Abatement              | Bureau of Reclamation                   | Sierra Club                        |
| SJC Public Works                    | Federal Emergency Management Agency     | San Luis & Delta Mendota           |
| SJC Sheriff Communications Director | NDPWD Irrigation District               | California Tribal TANF Partnership |
| CA Valley Miwok Tribe               | North Valley Yokuts Tribe               | United Auburn Indian Community     |
| Buena Vista Rancheria               |   |                                    |