



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 Niemeier, Deputy Director of Building Inspection

APPLICATION REFERRAL: Public Hearing

Re-Referral: Revised Site Plan and Project Description Short Review Period: 2-week response time

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2500358 (VR), PA-2500407 (Z)**

PROPERTY OWNER: Montezuma Fire District
P.O. Box 30367
Stockton, CA 95213

APPLICANT: Dominguez Construction Inc.
5100 E. Morada Lane
Stockton, CA 95212

PROJECT DESCRIPTION: A Variance and Zoning Compliance Review application:
This project is comprised of two components:

Variance Application No. PA-2500358 requests to reduce the minimum setbacks in the R-L (Low Density Residential) zone for the expansion of a fire house. The applicant requests a reduction of the front setback from 45 feet to 0 feet, side setbacks from 5 feet to 0 feet, and rear setbacks from 10 feet to 0 feet.

Zoning Compliance Review Application No. PA-2500407 proposes a 25% expansion of an existing fire station. The proposed 823.5 square-foot expansion includes a 250 square-foot locker room, 240 square-foot sleeping quarters, and a 573.5 square-foot expansion to a covered patio. Access to the site will be provided via the existing driveway from the county-maintained roads of South B Street and East 10th Street. The project site is served by the City of Stockton for sewage, California Water Service for water, and a public storm drain system. The 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 on the Southwest corner of East 10th Street and South B Street, Stockton. (APN/Address: 171-161-27 / 2405 S B Street, Stockton) (Supervisory District: 1)

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 these projects must be submitted to the Community Development Department (Phone: [209] 468-3124 or via email at jpahule@sjgov.org) no later than April 7, 2026. 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.

AGENCY REFERRALS MAILED ON: March 24, 2026

TO:

SJC Supervisor: District 1	San Joaquin Council of Governments	Stockton Unified School District
SJC Building Division / Plan Check	Air Pollution Control District	Montezuma Fire District
SJC Environmental Health	CA Native American Heritage Commission	Stockton East Water District
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	FEMA Zone 9
SJC Public Works	CA Water Service Company	Stockton MUD
SJC Sheriff Communications Director	Builders Exchange	Sierra Club
SJC Assessor	Carpenters Union	California Valley Miwok Tribe
SJC Code Enforcement	California Tribal TANF Partnership	North Valley Yokuts Tribe
SJC Mosquito Abatement	United Auburn Indian Community	PG&E
City of Stockton – CDD Permit Center	Buena Vista Rancheria	