



# 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: Public Hearing

Project Planner: Jacob Pahule Phone: (209) 468-3186 Fax: (209) 468-3163 Email: [jpahule@sjgov.org](mailto:jpahule@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2600014 (C)**

<b>PROPERTY OWNER:</b>	Jordan W Jones 1217 Eastridge Dr Modesto, CA 95355	<b>APPLICANT:</b>	California Solar Innovators / CALSOLAR 580 N Wilma Ave, Suite H Ripon, CA 95366
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**PROJECT DESCRIPTION:** A Conditional Use Permit application for a 4,043.52-kilowatt (kW) DC STC ground-mounted photovoltaic system occupying approximately 14.47 acres. Site access will be provided via an existing driveway located at the south end of East Lone Tree Road, a County-maintained roadway, as well as a proposed fire access road. The project site will be served by existing private water, stormwater, and septic systems. The parcel is currently subject to a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROJECT LOCATION:** The project site is on the south side of East Lone Tree Road, approximately 2,025 feet west of South Due Road, in the City of Escalon. (APN/Address: 203-110-19 / 15200 E Lone Tree Rd, Escalon) (Supervisory District: 4)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-3186 or via email at [jpahule@sjgov.org](mailto:jpahule@sjgov.org)) no later than May 13, 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.

**NOTE TO SURROUNDING PROPERTY OWNERS:** This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** April 15, 2026

<b>TO:</b>	SJC Supervisor: District 4	SJC Mosquito Abatement	Ripon Fire District
	SJC Building Division / Plan Check	San Joaquin Council of Governments	Ripon Unified School District
	SJC Environmental Health	Air Pollution Control District	PG&E
	SJC Fire Prevention Bureau	CA Dept. of Conservation	Builders Exchange
	SJC Sheriff Communications Director	CA Fish & Wildlife Region: 2	Building Industry Association
	SJC Public Works	CA Energy Commission	Carpenters Union



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SJC Assessor  
SJC Agricultural Commissioner  
SJC Code Enforcement  
California Valley Miwok Tribe  
FAA – Airports District Office  
North Valley Yokuts Tribe

CA Native American Heritage Commission  
Public Utilities Commission  
FEMA Zone 9  
United Auburn Indian Community  
CA Dept. of Toxic Substances Control  
Buena Vista Rancheria

Farm Bureau  
Sierra Club  
California Tribal TANF Partnership  
Airport Land Use Commission  
CA Division of Aeronautics