



**APPLICATION REFERRAL:  
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400289 (ME, MS, LA)**

<b>PROPERTY OWNER:</b>	Jack & Barbara Cowan Living Trust and Kathi Medford 8187 East Ratto Road Stockton, CA 95212	<b>APPLICANT:</b>	Dillon & Murphy c/o Joe Murphy P.O. Box 2180 Lodi, CA 95241
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**PROJECT DESCRIPTION:** A Merger application to voluntarily merge two parcels. A Minor Subdivision application to create a 2-acre homesite parcel (Parcel 1). A Lot Line Adjustment application resulting in Parcel 2 containing 2 acres and the Designated Remainder containing 45.5 acres.

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 at the northwest corner of North Alpine Road and East Ratto Road, Stockton. (APN/Address: 086-540-37, -14 / 8255 East Ratto Rd., Stockton) (Supervisory District: 4)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), 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 April 23, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** March 26, 2025

**TO:**

SJC Supervisor: District 4	Waterloo-Morada Fire District	North Valley Yokuts Tribe
SJC Agricultural Commissioner	Stockton East Water District	United Auburn Indian Community
SJC Assessor	CA Dept. of Conservation	Precissi Flying Service
SJC Building Division / Plan Check	CA Fish & Wildlife Region: 2	Sierra Club
SJC Environmental Health	CA Native American Heritage Commission	California Tribal TANF Partnership
SJC Fire Prevention Bureau	Federal Emergency Management Agency	California Valley Miwok Tribe
SJC Mosquito Abatement	US Fish & Wildlife	Buena Vista Rancheria
SJC Public Works	North SJ Water Conservation District	Farm Bureau
SJC Sheriff Communications Director	Lodi Unified School District	PG&E

