



**APPLICATION REFERRAL:**

**Staff Review with Notice**

**Short Review Period**

2 week response time

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400522 (MS)**

**PROPERTY OWNER:** D-K Land, LLC  
P.O. Box 248  
Escalon, CA 95320

**APPLICANT:** David Harris  
1121 Oakdale Road, Ste 6  
Modesto, CA 95355

**PROJECT DESCRIPTION:** A Minor Subdivision application to subdivide 215.15 acres into 3 lots. Parcel 1 to contain 40 acres. Parcel 2 to contain 40.14 acres. The Designated Remainder to contain 135.15. The lots will be serviced by private water, sewer, and storm drainage. This site is not under 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 Dodds Road. 4,367.8 Feet west of South Escalon Bellota Road, Escalon.. (APN/Address: 207-170-02, 207180-01 / 23844 Dodds Rd., Escalon) (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 March 6, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** February 20, 2025

**TO:**

SJC Supervisor: District 4  
SJC Agricultural Commissioner  
SJC Assessor  
SJC Building Division / Plan Check  
SJC Environmental Health  
SJC Fire Prevention Bureau  
SJC Mosquito Abatement  
SJC Public Works  
SJC Sheriff Communications Director  
Escalon Unified School District  
Sierra Club

Escalon Consolidated Fire District  
CA Fish & Wildlife Region: 2  
CA Native American Heritage Commission  
California Valley Miwok Tribe  
California Tribal TANF Partnership  
Federal Emergency Management Agency  
US Fish & Wildlife  
US Army Corps  
Air Pollution Control District  
San Joaquin Council of Governments

Central SJ Water Conservation District  
Oakdale Irrigation District  
South San Joaquin Irrigation District  
PG&E  
AT&T  
Farm Bureau  
North Valley Yokuts Tribe  
United Auburn Indian Community  
Precissi Flying Service  
Buena Vista Rancheria

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW  
D-K LAND, LLC / DAVID HARRIS  
PA-2400522 (MS)**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

GERARDO ALTAMIRANO states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on February 20, 2025, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9-215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is February 20, 2025, in Stockton, California.

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