



**Planning Commission Staff Report
Item # 1, August 20, 2026
General Plan Amendment No. PA-2600169
Prepared by: Francisco Prado**

PROJECT SUMMARY

Applicant Information

Property Owner: LGI Homes – California, LLC
Project Applicant: LGI Homes – California, LLC

Project Site Information

Project Address: 992 S. Luigi Ave, Stockton
Project Location: Within the Ligurian Village subdivision on the northwest corner of East Main Street and South Verona Court, Stockton

Parcel Number (APN):	159-410-40, -41, -42, -44, -45, -51, -52, -53, 159-440-04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, -32, -33, -44, -45, -46, & -47	Water Supply:	Public (California Water Service Company)
General Plan Designation:	C/G	Sewage Disposal:	Public (City of Stockton)
Zoning Designation:	R-L	Storm Drainage:	Public (County Service Area 41 Eagle Crest)
Project Size:	7.90 acres	100-Year Flood:	No (X [Levee])
Parcel Size:	7.90 acres	Williamson Act:	No
Community:	None	Supervisory District:	1

Environmental Review Information

CEQA Determination: Categorical Exemption Sections 15061 (b)(3) (Attachment C Environmental Document)

Project Description

This project is a General Plan Map Amendment to change the General Plan designation of 38 parcels totaling 7.9 acres within the Ligurian Village subdivision from C/G (General Commercial) to R/L (Low Density Residential) for consistency with the existing zoning designation of R-L (Low Density Residential).

Recommendation

1. Find that the proposed project is exempt as a “common sense” exemption under the California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the project has subdivision improvements, including roadways and utility connections,

that have been completed, Final Maps that have been recorded, and the ground has already been disturbed. Amending the General Plan designation from C/G (General Commercial) to R/L (Low Density Residential) to become consistent with the zoning of R-L (Low Density Residential) for 38 lots in the Ligurian Village Subdivision would not have the potential to cause a significant physical effect on the environment (Attachment C);

2. Forward the Findings for General Plan Map Amendment to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward General Plan Map Amendment No. PA-2600169 (Attachment A) to the Board of Supervisors with a recommendation to approve; and
4. Forward a proposed ordinance amending the General Plan Map by redesignating property from General Commercial (C/G) to Low Density Residential (R/L) to the Board of Supervisors with a recommendation to adopt (Attachment A).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: July 31, 2026.

Number of Public Hearing notices: 241

Date of Public Hearing notice mailing: July 31, 2026.

Referrals and Responses

- **Project Referral with Environmental Determination**

Date: July 6, 2026

Agency Referrals	Response Date - Referral
County Departments	
Assessor	
Community Development	
Building Division	
Fire Prevention Bureau	
Code Enforcement	
County Administrator's Office	
County Counsel	
Public Works	July 23, 2026
Environmental Health	July 10, 2026
Mosquito Abatement	
Sheriff Office	
Supervisor: District 1	
State Agencies	
CA Native American Heritage Commission	
California Tribal TANF Partnership	
Fish & Wildlife, Division: 2	
Federal Agencies	
F.E.M.A.	
US Fish & Wildlife	

Agency Referrals	Response Date - Referral
Local Agencies	
CalWater	
City of Stockton	
City of Tracy	
CSA 41 Eaglecrest	
Eastside Fire District	July 22, 2026
S.J.C.O.G.	July 7, 2026
San Joaquin Air Pollution Control District	
Stockton East Water Service	
Stockton Unified School District	
Miscellaneous	
Buena Vista Rancheria	
California Valley Miwok Tribe	July 21, 2026
North Valley Yokuts Tribe	July 16, 2026 August 13, 2026
P.G.&E.	July 7, 2026 July 24, 2026
Sierra Club	
United Auburn Indian Community	July 8, 2026

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ANALYSIS

Background

On January 4, 2007, the Planning Commission approved Major Subdivision No. PA-0500543 (Ligurian Village Unit No. 1) to subdivide a 14.08-acre parcel into 69 residential lots ranging in size from 5,200 square feet to 9,196 square feet. All 14.08 acres were zoned R-L (Low Density Residential) with a General Plan designation of R/L (Low Density Residential) at the time of project approval. On March 16, 2017, the Planning Commission approved a six-year time extension for this application. Subdivision improvements, including roadways and utility connections, were completed and the Final Map was recorded on June 20, 2022.

On April 5, 2007, the Planning Commission approved Major Subdivision No. PA-0500469 (Ligurian Village Unit No. 3) to subdivide six parcels totaling 19.9 acres into 114 residential lots ranging in size from 5,003 square feet and 8,713 square feet. All 19.9 acres were zoned R-L (Low Density Residential) with a General Plan designation of R/L (Low Density Residential) at the time of project approval. On May 18, 2017, the Planning Commission approved a six-year time extension for this application. Subdivision improvements, including roadways and utility connections, were completed and the Final Map was recorded on June 20, 2022.

Landowner Request

Both subdivisions were designated as Low Density Residential (R/L) at the time of project approvals (2007). During the General Plan update (2010-2016), landowners were able to submit requests to change their General Plan designation. The property owners for these subdivisions submitted a request to redesignate a portion of each subdivision from R/L (Low Density Residential) to C/G (General Commercial). In 2016, the Board of Supervisors approved the request, and the General Plan was updated to C/G for 38 of the subdivision lots (8 lots from PA-0500543 and 30 lots from PA-0500469). The change in General Plan designation created an inconsistency with the existing zoning classification of R-L (Low Density Residential) that was to be addressed when the property owners applied for a specific commercial project.

General Plan Map Amendment

The project sites are now under new ownership, and the current landowners are applying for residential building permits for housing on the subdivided lots. Since commercial development is no longer planned for the site, on May 5, 2026, the new property owner submitted a General Plan Map Amendment to change the General Plan designation of the 38 parcels designated as General Commercial (C/G) back to Low Density Residential (R/L). This change is consistent with the current R-L zoning designation and proposed development. The R/L designation provides for low density residential development in neighborhoods in Urban Communities and City Fringe Areas. The Low Density Residential designation typically includes one-to two- story single-family dwellings in an urban setting. The proposed project area already has approved Final Maps for lots intended to be developed with single-family dwellings in the Stockton City Fringe Area near areas developed or proposed to be developed with residences. This is consistent with the General Plan policies specific to the Low Density Residential General Plan designation.

Findings

In order to approve the subject General Plan Map Amendment, the Board of Supervisors must make several findings in the affirmative, including a finding that the project is consistent with the General Plan goals, unless the goals themselves are to be amended. Required findings are discussed in Attachment D, and staff recommends that all findings can be made in the affirmative.

Northern Valley Yokut Tribe

Referrals were sent to Katherine Perez, a representative of the Northern Valley Yokut Tribe and the Nototomne Cultural Preservation, for the original subdivision projects (PA-0500543 and PA-0500469) as well as the subsequent time extensions. No comments were received from Ms. Perez for these applications.

On July 6, 2026, a referral was sent to Ms. Perez for the current project, and on July 16, 2026, Ms. Perez, submitted a response email indicating that she would like to discuss the environmental review process, tribal cultural resource mitigation, and participation in all cultural resource surveys. Staff contacted Ms. Perez and explained that the Final Maps for the subdivisions were recorded and subdivision improvements were completed, including roadways and utility connections. Staff also noted that building permits were issued to construct Single-Family Residences on surrounding parcels. Ms. Perez initially stated that she was still concerned about potential inadvertent discoveries of tribal cultural artifacts on parcels that have not been developed with building permits due to the inconsistency of the General Plan designation and zoning classification. She asked that the applicant conduct a Sacred Lands File Search through the California Native American Heritage Commission to determine if any known artifacts had been discovered on or near the project site. On August 13, 2026, the applicant contacted Ms. Perez and further explained the subdivision status and discussed Ms. Perez's concerns. Ms. Perez sent a follow-up email confirming that her concerns had been resolved.

As a result, staff recommends that the no further analysis be performed at this time, as the subdivision sites were already reviewed for potential impacts and no cultural resource impacts were identified. Although Conditions of Approval cannot be placed on a General Plan Map Amendment, if an unanticipated discovery occurs, including the discovery of human remains that may be of Native American origin are encountered at the time of development, all work shall halt in the vicinity, and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the find. The developer is subject to and shall follow the procedures pursuant to the procedures in State CEQA Guidelines Section 15064.5.

CEQA Exemption

As noted above both Major Subdivisions, PA-0500543 and PA-0500469, underwent environmental review and conducted Initial Studies. It was determined that both projects did not significantly impact the environment and a Negative Declaration was filed for each subdivision in compliance with the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment to change the parcels from General Commercial to Low Density Residential will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Find that the proposed project is exempt as a “common sense” exemption under the California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the project has subdivision improvements, including roadways and utility connections, that have been completed, Final Maps that have been recorded, and the ground has already been disturbed. Amending the General Plan designation from C/G (General Commercial) to R/L (Low Density Residential) to become consistent with the zoning of R-L (Low Density Residential) for 38 lots in the Ligurian Village Subdivision would not have the potential to cause a significant physical effect on the environment (Attachment C);
2. Forward the Findings for General Plan Map Amendment to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward General Plan Map Amendment No. PA-2600169 (Attachment A) to the Board of Supervisors with a recommendation to approve; and
4. Forward a proposed ordinance amending the General Plan Map by redesignating property from General Commercial (C/G) to Low Density Residential (R/L) to the Board of Supervisors with a recommendation to adopt (Attachment A).

Attachments:

Attachment A – General Plan Map and Subdivision Map

Attachment B – Agency Response Letters

Attachment C – Environmental Document

Attachment D – Findings for General Plan Map Amendment

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—COUNTY—
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment A **General Plan Map and** **Subdivision Map**

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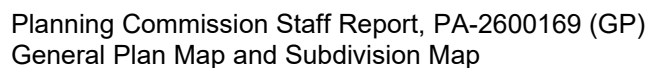
General Plan Map Amendment
No. PA-2600169



Ligurian Village

Stockton, CA 95215 San
Joaquin County 236 Lots

- 1 = Ligurian Village Unit No. 1 (PA-0500543)
- 2 = Ligurian Village Unit No. 2 (PA-0800134)
- 3 = Ligurian Village Unit No. 3 (PA-0500469)
- Boundaries Between Subdivisions



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Attachment B **Agency Response** **Letters**

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DEPARTMENT OF PUBLIC WORKS

Excellent Customer Service • Integrity • Fiscal Responsibility • Diversity

July 23, 2026

Najee Zarif, Director

Alex Chetley, Deputy Director / Development

Sam Chrun, Deputy Director / Engineering

Kristi Rhea, Deputy Director / Administration

David Tolliver, Deputy Director / Operations

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Francisco Prado

FROM: Shayan Rehman, Engineering Services Manager *SR*
Development Services Division

SUBJECT: PA-2600169 (GP); A General Plan Map Amendment to change the General Plan designations of 38 parcels with the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential). All parcels will be served by California Water Service for water, City of Stockton for wastewater, and CSA 41 Eaglecrest for storm drainage. All parcels are not under a Williamson Act Contract.; located 38 parcels, encompassing 7.9 acres, located in the Ligurian Village subdivision on the northwest corner of East Main Street and South Verona Court, Stockton.
(Supervisory District 1)

OWNERS: LGI Homes - California,
LLC

APPLICANT: LGI HOMES CALIFORNIA
LLC

ADDRESS: 985 S Rossi
Avenue, Stockton, CA 95215

APN: 159-410-40, 159-410-41, 159-410-42, 159-410-44, 159-410-45, 159-410-51, 159-410-52, 159-410-53, 159-440-04, 159-440-05, 159-440-06, 159-440-07, 159-440-08, 159-440-09, 159-440-10, 159-440-11, 159-440-12, 159-440-13, 159-440-14, 159-440-15, 159-440-16, 159

RECOMMENDATIONS:

- 1) No comments

SR:GG



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

July 10, 2026

To: San Joaquin County Community Development Department
Attention: Francisco Prado

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **PA-2600169 (GP), Referral, SU-2601360**
985 S. Rossi Avenue, Stockton Ligurian Village Subdivision APN: 159-410-40,
-45, -51, -52, -53; 159-440-47, -04... -27, -32, -33, 44, -45, -46

The Environmental Health Department has no comment; these parcels will be served by public services.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 468-3877 | www.sjgov.org/ehd



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Francisco Prado, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: July 7, 2026
Local Jurisdiction Project Title: PA-2600169 (GP)
Assessor Parcel Number(s): 159-410-40 to -42, -44, -45, -51 to -53, 159-440-04, -27, -32, -33, -44 to -44
Local Jurisdiction Project Number: PA-2600169 (GP)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Urban Habitat Land (Mitigated Prior)
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Prado:

SJCOG, Inc. has reviewed the project referral for PA-2600169 (GP). This project consists of a General Plan Map Amendment application to change the General Plan designations of 38 parcels with the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential). All parcels will be served by California Water Service for water, City of Stockton for wastewater, CSA 41 Eagle Crest for storm drainage. The project site is 38 parcels, encompassing 7.9 acres, located in the Ligurian Village subdivision on the northwest corner of East Main Street and South Verona Court, Stockton (APN/Address: 159-410-40 to -42, -44, -45, -51, -53, 159-440-04, -27, -32, -33, -44 to -44/985 S. Rossi Avenue, Stockton).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a General Plan Map Amendment with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant

must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.

2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2600169 (GP)

Assessor Parcel #s: Multiple APNs

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Francisco Prado

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



Outlook

FW: PA-2600169 (GP) - Neighborhood Referral

From Phil Simon <Phil.Simon@stocktonca.gov>

Date Wed 7/22/2026 10:24 AM

To Prado, Francisco [CDD] <fprado@sjgov.org>

Cc SFD - Digital Fire Plans Submittal <sfd-plansubmittal@stocktonca.gov>; Planning Clerical [CDD] <planningclerical@sjgov.org>

 2 attachments (455 KB)

PA-2600169 (GP) Neighborhood Referral.pdf; PA-2600169 (GP) Site Plan.pdf;

Mr. Prado,

The Stockton Fire Department has reviewed the attached application and has no additional comments to add for the changes being proposed for PA-2600169 (GP).

Phil Simon
Assistant Fire Marshal
Port District Fire Marshal
Fire Prevention Division
Stockton Fire Department
phil.simon@stocktonca.gov
(209) 937-8271 (Office)
(209) 598-8819 (Mobile)

From: SFD - Digital Fire Plans Submittal <sfd-plansubmittal@stocktonca.gov>

Sent: Monday, July 6, 2026 1:18 PM

To: Phil Simon <Phil.Simon@stocktonca.gov>

Subject: FW: PA-2600169 (GP) - Neighborhood Referral

Phil,

Please see the attached...



Andi Arnel
Senior Fire Permit Technician
Fire Department, Fire Prevention Division
New Construction Plan Reviews
Andi's Desk: (209) 937-8677
501 W. Weber Ave, Building 2, Stockton, CA 95203

INSPECTIONS & OPERATIONAL PERMITS CALL: (209) 937-8271

Fire Prevention is closed every other Friday and most major holidays

From: Planning Clerical [CDD] <planningclerical@sjgov.org>

Sent: Monday, July 6, 2026 11:53 AM

To: Anderson, Michael [BOS] <mdanderson@sjgov.org>; Clayton, Jay [CDD] <jayclayton@sjgov.org>; Davis, Greg [CDD]

July 7, 2026

**County of San Joaquin
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205**

Ref: Gas and Electric Transmission and Distribution

Dear San Joaquin County Planning,

Thank you for submitting the **PA-2600169 (GP)** plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



Pacific Gas and Electric Company
Eduardo Pimentel
Land Management
850 Stillwater Rd
Sacramento, CA 95605

July 24, 2026

San Joaquin County
Community Development
Department
Francisco Prado

Re: PA-2600169 (GP)

Dear Francisco,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2600169(GP) received on 7/6/2026. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (925)266-2415 or Eduardo.Pimentel@pge.com

Sincerely,

Eduardo Pimentel

PG&E Plan Review Team
Land Management



Outlook

UAIC Response for PA-2600169 (GP)

From DoNotReply@auburnrancheria.com <DoNotReply@auburnrancheria.com>

Date Wed 7/8/2026 4:14 PM

To Prado, Francisco [CDD] <fprado@sjgov.org>

 1 attachment (409 KB)

Thank you for consulting with the UAIC.pdf;



On behalf of the Tribal Historic Preservation Department of the United Auburn Indian Community (UAIC), thank you for your recent letter notifying us of the PA-2600169 (GP) on 7/6/2026. After reviewing, we have determined that the project falls outside of UAIC's area of traditional and cultural affiliation, and therefore will not be commenting on it.

Sincerely,

Josef Fore, UAIC Tribal Historic Preservation Officer

**This is an automated email. Replies to this address will not be received.



Outlook

PA-2600269 Ligurain Village Subdivision

From Katherine Perez <canutes@verizon.net>
Date Thu 7/16/2026 7:38 PM
To Prado, Francisco [CDD] <fprado@sjgov.org>

You don't often get email from canutes@verizon.net. [Learn why this is important](#)

July 16, 2026

San Joaquin County
Community Development Department
Planning. Building. Code Enforcement. Fire Prevention
1810 E. Hazelton Avenue
Stockton, CA 95205

RE: The Proposed 38 parcels, encompassing 7.9 acres, located, in the Ligurain Village subdivision. in the City of Stockton, CA

Dear Francisco Prado,

Northern Valley Yokuts Tribe and Nototomne Cultural Preservation received a letter from the San Joaquin County Community Development Department on July 6, 2026. Notifying us of the proposed map amendment of change. Nototomne Cultural Preservation / Northern Valley Yokkut Ohlone Tribe has concerns that the project may yield inadvertent discovery and would like LGI Homes make a request from the Native American Heritage Commission for a Sacred Lands File search of the proposed project area, also a record search from Central California Information Center and forward that information to us. Let this notice serve that Northern Valley Yokuts Tribe / Nototomne Cultural Preservation is concern and would like to initiate consultation.

We would like to discuss the topics involve in the process of the General Plan Map Amendment, and any type of environmental review to be conducted for the project; project alternatives; the project's significant effects; and mitigation measures for any direct, indirect, or cumulative impacts the project may cause to tribal cultural resources, we may also wish to discuss design options that would help avoid impacts to tribal cultural resources; the scope of any environmental document that is prepared for the project; pre-project surveys; and tribal cultural resource identification, significance evaluations and culturally-appropriate treatment. Etc. should all apply.

This letter is also a formal request to allow Northern Valley Yokuts Tribe / Nototomne Cultural Preservation tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records search that may have been conducted prior to our first meeting. If tribal cultural resources are identified within the project area from the record search, it is our policy that tribal monitors must be present for all ground disturbing activities. Finally, please be advised that our strong preference is to preserve tribal cultural resources in place and avoid them.

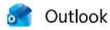
In the letter you are identified as the contact person for LGI Homes - California LLC. I will be our point of contact. Please contact me by phone 209.649.8972 or email at canutes@verizon.net begin the consultation process.

Thank you for involving Northern Valley Yokuts Tribe / Nototomne Cultural Preservation in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

Katherine Erolinda Perez, Chairwoman

Katherine Perez, President
Nototomne Cultural Preservation
Northern Valley Yokut Tribe/ Costanoan
Email: canutes@verizon.net
Cell: (209) 649-8972
<https://nvyot.com/>



RE: PA-2600269 Ligurain Village Subdivision

From: Evan Licht <evan.licht@lgihomes.com>
Date: Thu 8/13/2026 11:50 AM
To: Prado, Francisco [CDD] <fprado@sjgov.org>

Hi Cisco,

I just got off the phone with Katherine Perez representing the Northern Valley Yokuts Tribe and the Nototomne Cultural Preservation. I explained to her that all the utilities and streets have already been installed and that this GPA is more of an administrative process. She agreed that if the utilities have already been installed then there are no concerns on her end. Thanks


Evan Licht
VP of Land Acquisitions
M: 310-560-1487
evan.licht@lgihomes.com
www.lgihomes.com
  

From: Prado, Francisco [CDD] <fprado@sjgov.org>
Sent: Wednesday, August 12, 2026 9:00 AM
To: Evan Licht <evan.licht@lgihomes.com>
Subject: Re: PA-2600269 Ligurain Village Subdivision

Good morning,

Thank you for letting me know. Please update me when you've finished speaking with her.

Best regards,

Francisco Prado

Francisco Prado
Assistant Planner
San Joaquin County
Community Development Department
 (209) 468 - 8359
 www.sjgov.org/departments/cdd
 fprado@sjgov.org
 1810 East Hazelton Ave, Stockton, CA 95205

Lobby hours: M-Th – 8 AM to 5PM
Closed – Noon to 1PM
F – 8 AM to Noon

SAN JOAQUIN
COUNTY
Community Development Department

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For assistance with building, planning, or fire permit applications, call: (209) 468-8414 or email: cddcustomerservice@sjgov.org



For information regarding Regional Early Action Planning (REAP), visit the CDD website.
www.sjgov.org/departments/cdd

From: Evan Licht <evan.licht@lgihomes.com>
Sent: Monday, August 10, 2026 2:50 PM



Re: PA-2600169 Ligurian Village GPMA

From Katherine Perez <canutes@verizon.net>
Date Thu 8/13/2026 7:20 PM
To Prado, Francisco [CDD] <fprado@sjgov.org>

You don't often get email from canutes@verizon.net. [Learn why this is important](#)

Hello Francisco,

I did have a conversation with Evan. Our question and concerns have been addressed.

Thank you.

Katherine Perez, President
Nototomne Cultural Preservation
Northern Valley Yokut Tribe/ Costanoan
Email: canutes@verizon.net
Cell: (209) 649-8972
<https://nvyot.com/>

On Thursday, August 13, 2026 at 04:46:50 PM PDT, Prado, Francisco [CDD] <fprado@sjgov.org> wrote:

Good evening,

Evan mentioned that you spoke with him regarding PA-2600169 (Ligurian Village General Plan Map Amendment). Have your questions and concerns about the project been resolved?

Best regards,

Francisco Prado

Francisco Prado
Assistant Planner
San Joaquin County
Community Development Department

☎ (209) 468-8359

✉ fprado@sjgov.org

✉ [sjgov.org/department/cdd](mailto:fprado@sjgov.org)

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📍 1810 East Hazelton Ave, Stockton, CA 95205

Lobby hours: M–Th – 8 AM to 5PM

Closed – Noon to 1PM
F – 8 AM to Noon

CALIFORNIA VALLEY MIWOK TRIBE



July 21, 2026

San Joaquin County
Community Development Department
Francisco Prado, Project Planner
1810 E. Hazel Ave
Stockton, California 95205-6298
Email: fprado@sjgov.org

Re: Application No. PA-2600169 (GP), Stockton, San Joaquin County, CA

Dear Francisco Prado,

The California Valley Miwok Tribe has no comments or concerns regarding Application No. PA-2600169 (GP). A General Plan Map Amendment application to change the General Plan designations of 38 parcels with the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential).

The project site is 38 parcels, encompassing 7.9 acres, located in the Ligurian Village subdivision on the northwest corner of East Main Street and south Verona Court, Stockton, San Joaquin County, California. APN Address: 159-410-40, -41, -42, -44, -45, -51, -52, -53; 159-440-47, -04... -27, -32, -33, -44, -45, -46 / 985 S Rossi Ave, Stockton, San Joaquin County. California. Applicant: LGI Homes – California LLC

Respectfully,

A handwritten signature in blue ink, reading "Silvia Burley".

Silvia Burley, Chairperson
California Valley Miwok Tribe

California Valley Miwok Tribe 14807 Avenida Central, La Grange, California 95329
Official Website: <https://californiavalleymiwok.us> Office Ph: 209-931-4567 Email: office@cvmt.net

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Attachment C **Environmental** **Document**

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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

NOTICE OF EXEMPTION

TO: ☒ Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

☒ County Clerk, County of San Joaquin

Project Title: General Plan Map Amendment No. PA-2600169

Project Location - Specific: The project site is 38 parcels, encompassing 7.9 acres, located in the Ligurian Village subdivision on the northwest corner of East Main Street and South Verona Court, Stockton. (APN/Address: 159-410-40, -41, -42, -44, -45, -51, -52, -53; 159-440-47, -04 ... -27, -32, -33, -44, -45, -46 / 985 S Rossi Ave, Stockton) (Supervisory District: 1)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: General Plan Map Amendment application to change the General Plan designations of 38 parcels with the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential). All parcels will be served by California Water Service for water, City of Stockton for wastewater, and CSA 41 Eaglecrest for storm drainage. All parcels are 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 Proponent(s): LGI Homes - California, LLC / LGI Homes - California, LLC

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Francisco Prado, Assistant Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061(b)(3))

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Francisco Prado Phone: (209) 468-8359 FAX: (209) 468-3163 Email: fprado@sjgov.org

Signature: _____ Date: _____

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Attachment D **Findings for General** **Plan Map Amendment**

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FINDINGS FOR GENERAL PLAN MAP AMENDMENT

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - The proposed General Plan Map Amendment to change the General Plan designation from C/G (General Commercial) to R/L (Low Density Residential), if approved, will be consistent with the existing R-L (Low Density Residential) zone and allow for the intended use of developing single-family dwellings. The development will create a much-needed increase in housing inventory available to the general public.
2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
 - This project proposes to change the General Plan designation of 38 parcels from General Commercial (C/G) to Low Density Residential (R/L). The R/L designation provides for low density residential development in neighborhoods in Urban Communities and City Fringe Areas. The Low Density Residential designation typically includes one- to two- story single-family dwellings in an urban setting. The proposed underlying use of these parcels is to develop single-family dwellings in the Stockton City Fringe Area near areas developed or proposed to be developed with residences. This is consistent with the General Plan policies specific to the Low Density Residential General Plan designation.

The proposed General Plan Map Amendment must also be consistent with the following General Plan goal:

Land Use Goal LU-4

This goal states that the County will provide opportunities or a variety of residential development types and densities in established communities, while minimizing conversion of agricultural and loss of natural resources. The following subgoal applies to this project:

- LU-4.1 New Residential Developments: The County shall direct most new unincorporated residential development to areas within Urban and Rural Communities and City Fringe Areas.

The parcels encompass a 7.9-acre area in the Ligurian Village subdivision on the northwest corner of East Main Street and South Verona Court, Stockton. This area is in the Stockton City Fringe Area and is intended to be developed with single-family dwellings upon approval of the General Plan Map Amendment. The amendment will facilitate new unincorporated residential development within the City Fringe Area, consistent with the applicable General Plan policy.

3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
 - This finding can be made as the current General Plan designation of C/G (General Commercial) is not consistent with the current zoning designation of R-L (Low Density Residential). The project site was previously designated as Low Density Residential (R/L) in the 2010 General Plan. However, this was updated to General Commercial (C/G) when the Board of Supervisors approved a landowner request as part of the comprehensive update to the 2035 General Plan, adopted in 2016. The change in General Plan designation created an inconsistency with the existing zoning classification of R-L (Low Density Residential) that was to be addressed when the property owner applied for a specific project. The parcels

are now under new ownership, and the current landowner intends to develop single-family dwellings on each parcel. As a result, since the parcels are no longer intended to be used for commercial development, the General Plan Map Amendment will redesignate the parcels as R/L (Low Density Residential) again for consistency with the zoning designation. By amending the General Plan designation, the project will be in conformance with the General Plan.

4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment to change the property from General Commercial to Low Density Residential will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.