



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

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

PROPERTY OWNER:	Jordan W Jones 1217 Eastridge Dr Modesto, CA 95355	APPLICANT:	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 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) 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

TO:	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



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

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW
JORDAN W JONES / CALIFORNIA SOLAR INNOVATORS / CALSOLAR
PA-2600014 (C)**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

SEAN CARDENAS 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 April 15, 2026, 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 April 15, 2026, in Stockton, California.

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