



**APPLICATION REFERRAL:  
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000009 (SA)**

**PROPERTY OWNER:** TMGL Partners LP  
6507 Pacific Avenue, #134  
Stockton, CA 95207

**APPLICANT:** Dillon & Murphy  
PO Box 2180  
Lodi, CA 95241

**PROJECT DESCRIPTION:** A Site Approval application for a wholesale lumber distribution facility with incidental retail sales of lumber in two (2) phases over five (5) years. Phase 1 includes the construction of an 11,700-square-foot storage shed and two (2) 6,300-square-foot storage sheds. In addition, three (3) existing buildings totaling approximately 93,470 square-feet will be used for storage and office space. The project also proposes to establish a railroad spur from the Stockton Terminal & Eastern Railroad. Phase 2 includes the construction of two (2) 8,400-square-foot storage sheds. The parcel is served by California Water Service for water, a septic system for wastewater disposal, and storm water is to be drained to an existing lift station and pumped to the Stockton Diverting Canal. The business proposes to operate ten (10) hours per day, seven (7) days per week. (Use Type: Wholesaling & Distribution - Light)

The Property is zoned I-W (Warehouse Industrial) and the General Plan designation is I/L (Limited Industrial).

**PROJECT LOCATION:** The project site is on the east side of the north terminus of North Shaw Road, 3,000 feet north of East Fremont Street, Stockton. (APN/Address: 143-260-15/1648 North Shaw Road, Stockton) (Supervisory District: 2)

**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 no later than August 6, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** July 10, 2020

- TO:**
- |                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| SJC Supervisor: District 2          | CA Highway Patrol                       | US Fish & Wildlife                 |
| SJC Building Division / Plan Check  | CA Regional Water Quality Control Board | US Army Corps                      |
| SJC Environmental Health            | Central Valley Flood Protection Board   | Building Industry Association      |
| SJC Fire Prevention Bureau          | CA Fish & Wildlife Region: 2            | Builders Exchange                  |
| SJC General Services                | CA Native American Heritage Commission  | Buena Vista Rancheria              |
| SJC Mosquito Abatement              | CA State Lands Commission               | California Tribal TANF Partnership |
| SJC Public Works                    | CA State Reclamation Board              | California Valley Miwok Tribe      |
| SJC Sheriff Communications Director | Stockton East Water District            | North Valley Yokuts Tribe          |
| City of Stockton                    | PG&E, AT&T                              | United Auburn Indian Community     |
| Linden Unified School District      | Public Utilities Commission             | Carpenters Union                   |
| East Side Fire District             | Stockton Railroad                       | Haley Flying Service               |
| Air Pollution Control District      | California Water Service Company        | Precissi Flying Service            |
| San Joaquin Council of Governments  | Federal Emergency Management Agency     | Sierra Club                        |
| Caltrans – District 10              |   |                                    |