



**APPLICATION REFERRAL:  
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100271 (SA)**

**PROPERTY OWNER:** Howard Land Co. LP  
PO Box 12346  
Fresno, CA 93777

**APPLICANT:** Devcon Construction Inc.  
690 Gibraltar Dr.  
Milpitas, CA 95035

**PROJECT DESCRIPTION:** A Site Approval application to establish the use of a mechanic-training facility. The proposed business will provide training for truck mechanics and truck collision body repair technicians to be certified repair technicians. The training facility will operate Monday through Friday during regular business hours (8am to 5pm) and will include 40 employees. The project will be completed in one phase and will include the construction of a 12,362-square-foot, single-story, metal frame building. The proposed building will consist of 4 shops (including 2 roll-up doors), 4 training facility areas, 3 offices, 1 storage area, 1 meeting room, 1 breakroom, and restroom facilities. The project site contains an existing truck sales facility, which is not a part of this application. The applicant proposes to utilize existing public water service from the City of Stockton, proposes a new septic system for sewer service, and will use an existing on-site retention pond for storm drainage. The project site is not under a Williamson Act Contract. (Educational Services-Commercial)

The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

**PROJECT LOCATION:** The project site is located on the south side of E. Transportation Ct.; on the east side of S. Harlan Rd.; 2,900 feet north of Roth Road, French Camp. (APN/Address: 193-270-22 / 110 E. Transportation Ct., French Camp) (Supervisory District: 3)

**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 8, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** July 11, 2022

**TO:**

SJC Supervisor: District 3	San Joaquin Council of Governments	US Fish & Wildlife
SJC Assessor	Caltrans – District 10	Stockton Airport
SJC Building Division / Plan Check	CA Regional Water Quality Control Board	Airport Land Use Commission
SJC Environmental Health	CA Division of Aeronautics	Buena Vista Rancheria
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	California Tribal TANF Partnership
SJC Mosquito Abatement	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Public Works	Stockton East Water District	North Valley Yokuts Tribe
SJC Sheriff Communications Director	17 Mossdale Reclamation District	United Auburn Indian Community
City of Stockton	Stockton Water Service	Carpenters Union
City of Lathrop	SJC Resource Conservation	Haley Flying Service
Manteca Unified School District	French Camp Municipal Advisory Council	Precissi Flying Service
French Camp Fire District	Federal Aviation Administration	Sierra Club
Air Pollution Control District	Federal Emergency Management Agency	PG&E