



**Jennifer Jolley**, Director

**Eric Merlo**, Assistant Director

**Corinne King**, Deputy Director of Planning

**Tim Burns**, Code Enforcement Chief

**Jay Clayton**, Senior Building Inspector

**APPLICATION REFERRAL:  
 Staff Review with Notice**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200038 (SA)**

**PROPERTY OWNER:** Inderjit Dehal  
 2404 Lotus Way  
 Tracy, CA 95376

**APPLICANT:** Same

**PROJECT DESCRIPTION:** A Site Approval application for an unmanned truck parking site for a maximum of 10 combined trucks and trailers located on 2 lots totaling 0.66 acres. A Merger of the 2 lots will be required if this application is approved. No structures are proposed. Water and sewer are not proposed for the unmanned site. A storm water retention pond is proposed. Access to the site is from Manthey Rd. This parcel is not under a Williamson Act Contract. (Use Type: Truck Sales and Service-Truck Parking).

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

**PROJECT LOCATION:** The project site is located on the northeast corner of Manthey Rd. and Roth Rd., in Lathrop. (APN/Address: 193-330-22 / 11110 S. Manthey Rd., Lathrop) (Supervisorial 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 January 17, 2023. 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.

**AGENCY REFERRALS MAILED ON:** December 20, 2022

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