



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-2000174 (SA)**

PROPERTY OWNER: CK Bros Carrier, Inc
16869 Gold Nugget Trail
Lathrop, CA 95330

APPLICANT: Satbir Singh Rai
16869 Gold Nugget Trail
Lathrop, CA 95330

PROJECT DESCRIPTION: A Site Approval application for a truck parking facility to be constructed in 2 phases over 5 years. Phase 1 includes the grading and paving for a maximum of 36 combined truck and trailer parking spaces. Phase 2, with permits issued within 5 years, includes the construction of an 18,000-square-foot office and truck service building. The project will utilize an onsite well and septic system. An onsite retention pond is proposed for storm water. The project site has direct access off the S. State Route 99 E. Frontage Rd. The project site is not under a Williamson Act Contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial) and R/L (Low Density Residential).

PROJECT LOCATION: The project site is located on the east side of S. State Route 99 E. Frontage Rd., 490 feet south of E. Clark Dr., Stockton. (APN/Address: 179-172-56 / 4082 S. State Route 99 E. Frontage Rd., Stockton) (Supervisory District: 1)

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 no later than February 7, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 10, 2023

TO:

SJC Supervisor: District 1	Caltrans – District 10	Airport Land Use Commission
SJC Assessor	CA Highway Patrol	Building Industry Association
SJC Building Division	CA Regional Water Quality Control Board	Builders Exchange
SJC Environmental Health	CA Dept. of Motor Vehicles	Carpenters Union
SJC Fire Prevention Bureau	CA Division of Aeronautics	Buena Vista Rancheria
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Tribal TANF Partnership
SJC Public Works	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Sheriff Communications Dir.	Stockton East Water District	North Valley Yokuts Tribe
City of Stockton	PG&E, AT&T	United Auburn Indian Community
Stockton Unified School District	Federal Emergency Management Agency	Haley Flying Service
Montezuma Fire District	US Fish & Wildlife	Precissi Flying Service
Air Pollution Control District	Stockton Airport	Sierra Club
San Joaquin Council of Governments		



APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

STOCKTON

TECH TRUCK & AUTO, INC.

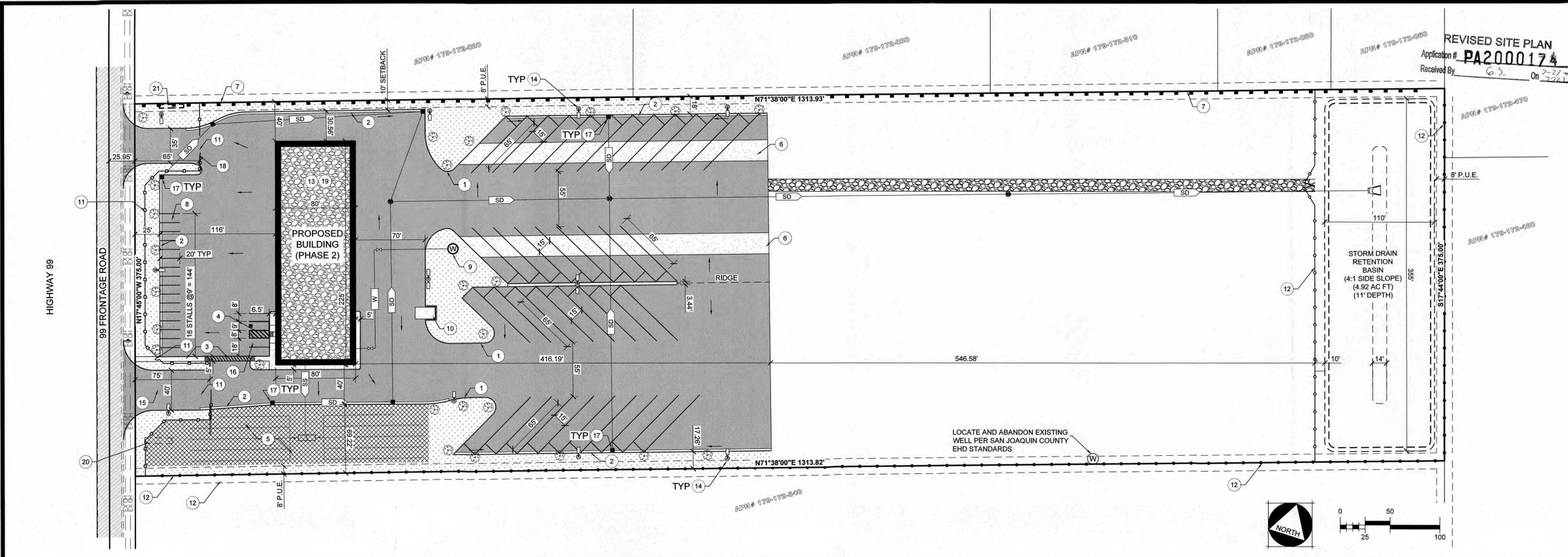
SITE PLAN

APN:179-172-56

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: 21-104
 DATE: 7/1/2022
 SCALE: AS SHOWN
 DR. BY: KRL
 CK. BY: DE

SHEET NO.
1
 OF 1 SHEET



SITE PLAN INFORMATION

PROJECT LOCATION: 4082 SOUTH STATE ROUTE 99
 EAST FRONTAGE ROAD
 STOCKTON, CA 95215

ZONING: (IL) INDUSTRIAL LIGHT

EXISTING USE: VACANT

PROJECT DESCRIPTION: PROPOSED IMPROVEMENT TO SITE FOR BUILDING AND TRUCK PARKING

OWNER'S INFO: CK BROS. CARRIER INC AND SATBIR SINGH RAI

APPLICANT INFO: CK BROS. CARRIER INC AND SATBIR SINGH RAI
 16869 GOLD NUGGET TRAIL,
 LATHROP, CA. 95330

ASSESSOR'S PARCEL #: 179-172-560

AREA: 11.31 ACRES

PROPOSED PARKING: 36 TRUCK STALLS (65' X 15')
 18 CAR (20' X 9')
 1 VAN-ACCESSIBLE, (PER CBC)
 1 CLEAN AIR/VANPOOL/EV (PER CBC)

WATER: PRIVATE WELL
SEWER: PRIVATE SEPTIC
STORM DRAINAGE: PRIVATE ON-SITE RETENTION BASIN

VICINITY MAP



GENERAL NOTES:

- ALL CIVIL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED USING THE LATEST SAN JOAQUIN COUNTY STANDARDS.
- CONSTRUCTION OF SEPTIC SYSTEM UNDER PERMIT BY ENVIRONMENTAL HEALTH IS REQUIRED. LEACH LINES SHALL BE A MINIMUM OF 10 FEET FROM STRUCTURES, 10 FEET FROM DRIVEWAYS, 100 FEET FROM WELLS, AND 5 FEET FROM PROPERTY LINES.
- NEW SEPTIC TANK SHALL BE A MINIMUM 5 FEET FROM PROPERTY LINES, STRUCTURES, DRIVEWAYS AND 50 FEET FROM WELLS.
- ALL STORM DRAINAGE SHALL BE RETAINED ON SITE.

NOTES

#	DESCRIPTION
1	(N) 6" CONCRETE CURB TYP.
2	(N) 6" CONCRETE CURB AND GUTTER
3	ADA PATH OF TRAVEL TO PUBLIC RIGHT OF WAY - 99 FRONTAGE ROAD. SIDEWALKS SHALL BE A MINIMUM 4' WIDE CLEAR AND WILL NOT EXCEED 2% CROSS SLOPE.
4	ADA PARKING STALL, UNLOADING & LOADING SIGNAGE PER CBC REQUIREMENTS.
5	(N) LEACH FIELD 15,600 SF
6	(N) CONCRETE DOLLY PADS
7	(N) 8'-0" MASONRY WALL
8	9'-0" X 20'-0" OFFICE PARKING, TYP.
9	(N) WATER WELL AND TANK LOCATION
10	(N) COVERED TRASH ENCLOSURE WITH SIDE DOOR
11	(N) 45'-0" WROUGHT IRON SLIDING GATE.
12	(N) 6'-0" CHAINLINK FENCE
13	PHASE 2 - PROPOSED BUILDING 215'-0" X 80'-0", 17,200 SF
14	(N) PARKING LOT AND SECURITY LIGHTING. DIRECT RAYS SHALL BE CONFINED TO THE PREMISES, TYP.
15	(N) 40'-0" COMMERCIAL DRIVEWAY PER SAN JOAQUIN COUNTY STANDARDS
16	PROVIDE ELECTRIC VEHICLE SIGNAGE. SIGN SHALL STATE: "CLEAN AIR / VANPOOL / EV PARKING"
17	(N) CATCH BASIN
18	(N) PROVIDE AUTOMATIC EGRESS GATE
19	(N) PHASE 1 - GRAVEL @ FUTURE BUILDING, SIDEWALK AND MEDIAN CURB LOCATION
20	DEMO EXISTING SIGN
21	EXISTING SIGN SHALL REMAIN

LEGEND

- ASPHALT PAVING
- DESIGNATED SEPTIC SYSTEM AREA
- LANDSCAPING
- CONCRETE
- PHASE 1 - GRAVEL AT PHASE 2 BUILDING FOOTPRINT LOCATION
- 7' MASONRY WALL
- 7' WROUGHT IRON SECURITY FENCE, SLIDING GATES AND 3' SWING GATES
- 6' HIGH CHAIN LINK FENCE WITH 3 STRAND BARBED WIRE ABOVE
- ONSITE WATER WELL AND TANK
- WATER LINE
- WATER VALVE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- PROPOSED DRAINAGE DIRECTION
- PARKING LOT AND SECURITY LIGHTING
- TREES
- EXISTING POWER POLES
- EXISTING OVERHEAD ELECTRICAL ALONG 99 FRONTAGE