



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: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-1600170 (SA)**

PROPERTY OWNER: Lakhbir Singh Mahil
3338 Rutherford Dr.
Stockton, CA 95212

APPLICANT: Ridgeline Engineering
2769 Boeing Way
Stockton, CA 95206

PROJECT DESCRIPTION: A Site Approval application to expand an existing truck parking facility currently approved for a maximum of 10 trucks and 10 trailers in 2 phases over 5 years. Phase 1 includes grading and adding gravel for parking 52 additional trucks and 52 additional trailers. Phase 2 includes construction of a 5,400-square-foot cross dock warehouse for storage and sorting of materials. STAA trucks will be included in the operation. Access to the site is from E. Mariposa Road, with 2 driveways for the trucking operation. The operation will continue to utilize onsite well and septic system. An expanded retention pond is proposed.

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 south side of E. Mariposa Rd., 300 feet south of E. Carpenter Rd., east of Stockton. (APN/Address: 179-160-20 / 4750 E. Mariposa Rd., Stockton) (Supervisory District: 1)

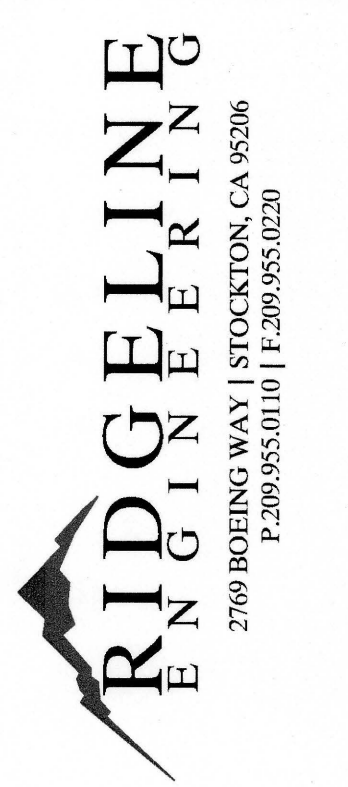
ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced 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 8, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 11, 2023

TO:

SJC Supervisor: District 1	SJC Sheriff Communications Director	Burlington Northern Santa Fe Railroad
SJC Assessor	Air Pollution Control District	Federal Aviation Administration
SJC Building Division	San Joaquin Council of Governments	Federal Emergency Management Agency
SJC Code Enforcement	Caltrans – District 10	Stockton Airport Service
SJC Environmental Health	CA Highway Patrol	Airport Land Use Commission
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	Building Industry Association
SJC General Services	Central Valley Flood Protection Board	Carpenters Union
SJC Mosquito Abatement	CA Dept. of Motor Vehicles	Delta Keeper
SJC Public Works	CA Division of Aeronautics	Farm Bureau
City of Stockton	CA Fish & Wildlife Region: 2	Haley Flying Service
Stockton Unified School District	Stockton East Water District	Precissi Flying Service
Montezuma Fire District	PG&E	Sierra Club



MAHIL TRUCK PARKING
SITE PLAN
 4750 EAST MARIPOSA ROAD
 STOCKTON, CA 95212

REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 19E-027
 DRAWN BY: RAW
 CHECKED BY: JKB
 DATE: 7/22/19
 SHEET NO.:
C1.0
 SHEET: 1 OF 1

OWNER
 CONTACT: LAKHDIR SINGH MAHIL
 PHONE: 209.406.1731

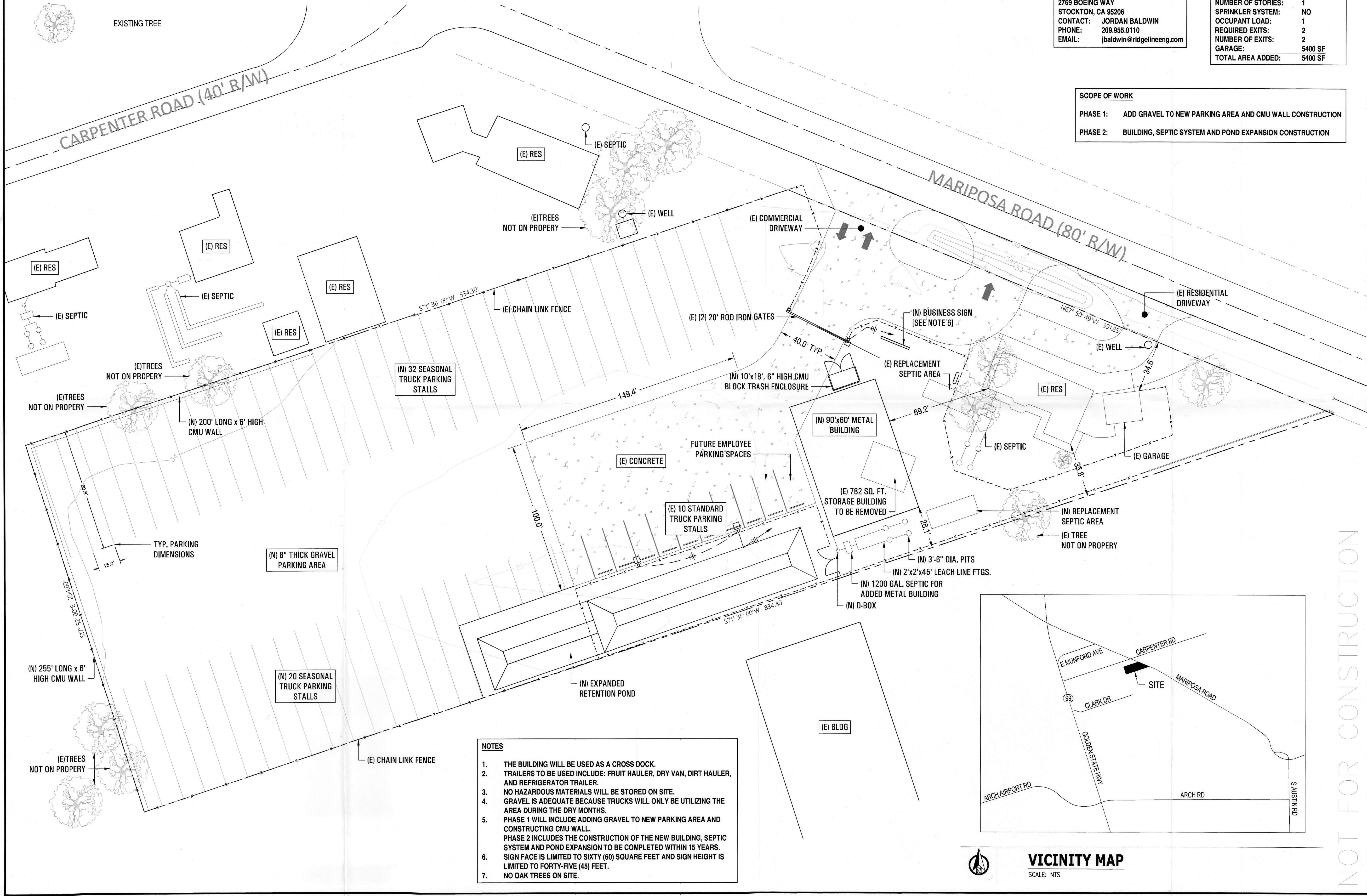
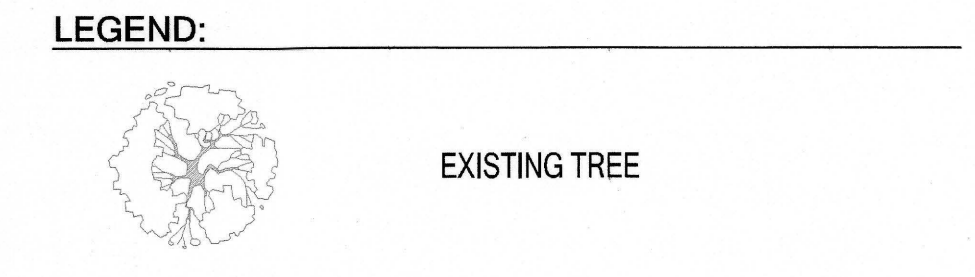
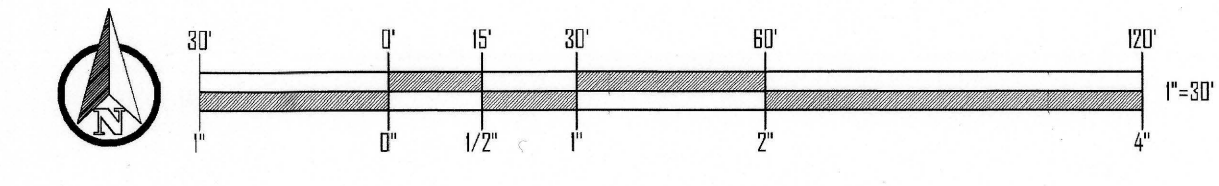
CIVIL ENGINEER
 RIDGELINE ENGINEERING
 2769 BOEING WAY
 STOCKTON, CA 95206
 CONTACT: JORDAN BALDWIN
 PHONE: 209.955.0110
 EMAIL: jbalwin@ridgelineeng.com

PROJECT INFORMATION

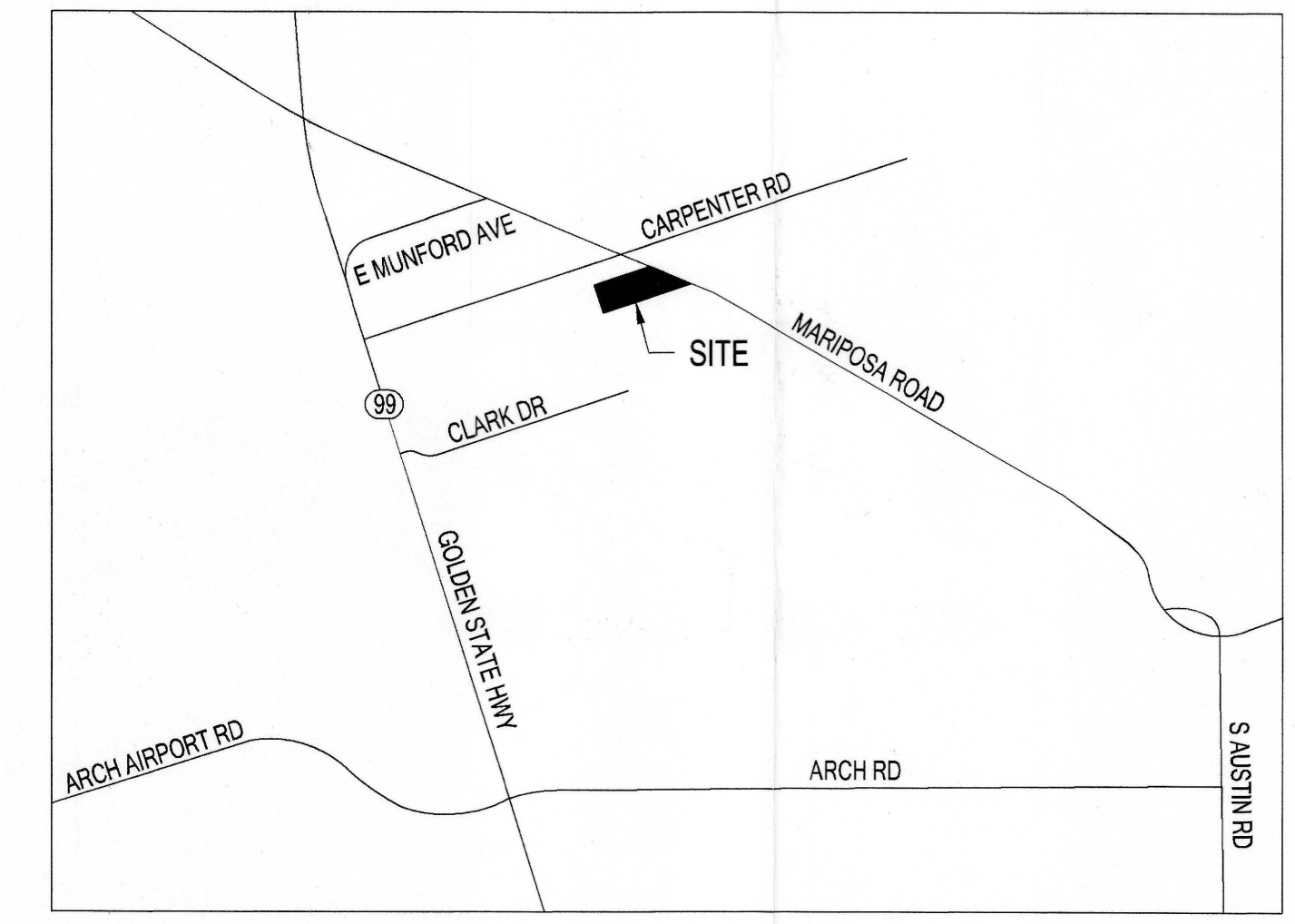
DESCRIPTION OF USE: WAREHOUSE
 ZONING: C-G
 OCCUPANCY GROUP: UL-U
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORIES: 1
 SPRINKLER SYSTEM: NO
 OCCUPANT LOAD: 1
 REQUIRED EXITS: 2
 NUMBER OF EXITS: 2
 GARAGE: 5400 SF
 TOTAL AREA ADDED: 5400 SF

SCOPE OF WORK

PHASE 1: ADD GRAVEL TO NEW PARKING AREA AND CMU WALL CONSTRUCTION
 PHASE 2: BUILDING, SEPTIC SYSTEM AND POND EXPANSION CONSTRUCTION



- NOTES**
1. THE BUILDING WILL BE USED AS A CROSS DOCK.
 2. TRAILERS TO BE USED INCLUDE: FRUIT HAULER, DRY VAN, DIRT HAULER, AND REFRIGERATOR TRAILER.
 3. NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
 4. GRAVEL IS ADEQUATE BECAUSE TRUCKS WILL ONLY BE UTILIZING THE AREA DURING THE DRY MONTHS.
 5. PHASE 1 WILL INCLUDE ADDING GRAVEL TO NEW PARKING AREA AND CONSTRUCTING CMU WALL.
PHASE 2 INCLUDES THE CONSTRUCTION OF THE NEW BUILDING, SEPTIC SYSTEM AND POND EXPANSION TO BE COMPLETED WITHIN 15 YEARS.
 6. SIGN FACE IS LIMITED TO SIXTY (60) SQUARE FEET AND SIGN HEIGHT IS LIMITED TO FORTY-FIVE (45) FEET.
 7. NO OAK TREES ON SITE.



VICINITY MAP
 SCALE: NTS

NOT FOR CONSTRUCTION