



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL:

Staff Review with Notice

Project Planner: Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300022 (A)**

PROPERTY OWNER: Gurpartap Singh
 62 N. Sierra Madre St.
 Mountain House, CA 95391

APPLICANT: Wheel Ad. LLC
 1136 S. Jacobs Dr.
 Mountain House, CA 95391

PROJECT DESCRIPTION: A Administrative Use Permit application for a self-storage and recreational vehicle, boat, and leisure vehicle storage facility to be built in 2 phases over 5 years on 9.56-acre parcel. The project includes the construction of 5 buildings totaling 137,315 square feet. Phase 1 includes construction of a 35,561 square foot self-storage and office building, a 21,633 square foot storage building, and 120 recreational vehicle, boat, and leisure parking stalls. Phase 2, with permits to be issued within 5 years, includes building (3) 26,707 self-storage buildings for a total of 80,121 square feet at full buildout. (Use Type: Warehouse, Storage, and Distribution – Personal; Equipment Sales, Repair, and Storage – Leisure, Storage)

The Property is zoned AI (Agriculture – Industrial) and the General Plan designation is AI (Agriculture – Industrial).

PROJECT LOCATION: The project site is located on the north side of East Eight Mile Road, 200 feet east of State Route 99, Stockton. (APN/Address: 059-260-64 / 4799 E. Eight Mile Rd., Stockton) (Supervisory District: 4)

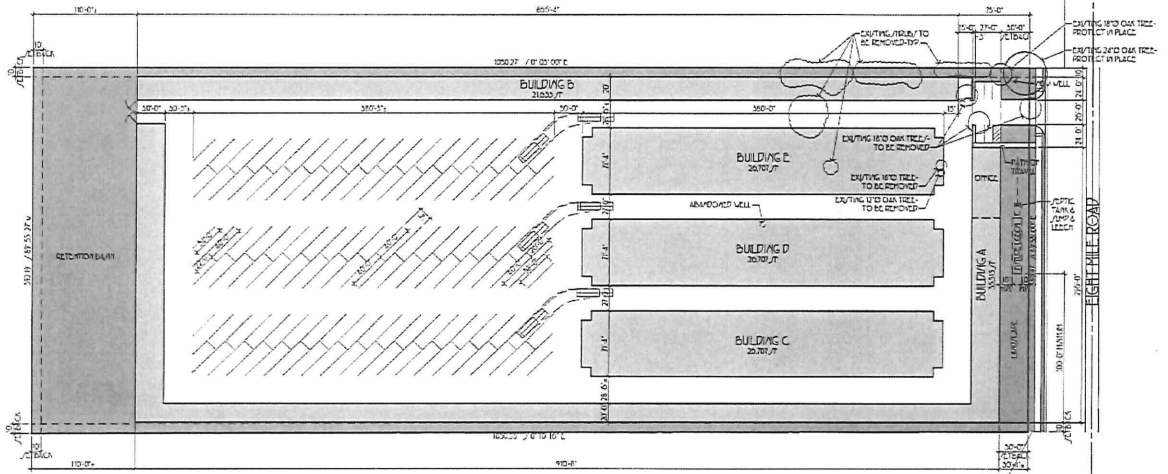
ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced 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 August 3, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

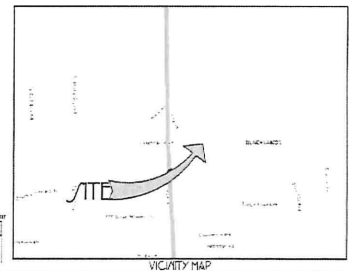
AGENCY REFERRALS MAILED ON: July 6, 2023

- TO:**
- | | | |
|-------------------------------------|-----------------------------------------------|--------------------------------|
| SJC Supervisor: District 4 | Lodi Unified School District | CA Highway Patrol |
| SJC Agricultural Commissioner | Morada Municipal Advisory Council | Caltrans – District 10 |
| SJC Assessor | San Joaquin Council of Governments | Haley Flying Service |
| SJC Building Division / Plan Check | California Valley Miwok Tribe | North Valley Yokuts Tribe |
| SJC Environmental Health | United Auburn Indian Community | Buena Vista Rancheria |
| SJC Fire Prevention Bureau | CA Fish & Wildlife Region: 2 | Precissi Flying Service |
| SJC Mosquito Abatement | CA Native American Heritage Commission | Air Pollution Control District |
| SJC Public Works | North San Joaquin Water Conservation District | Sierra Club |
| SJC Sheriff Communications Director | California Tribal TANF Partnership | PG&E |
| Waterloo Morada Fire District | | |

REVISED SITE PLAN
 Application # **PA2300022**
 Received By SHJ On 6/28/23



PROJECT DATA	
SITE/OWNER FOOTPRINT	OWNER: [REDACTED]
PARKING DATA	TYPE: [REDACTED]
BUILDING DATA	USE: [REDACTED]
BUILDING/OWNER FOOTPRINT	TOTAL: [REDACTED]
PROJECT DIRECTOR	[REDACTED]
ARCHITECT	[REDACTED]
DATE EXPIRES	[REDACTED]



ARE Associates
 Architecture Planning Design

21422 Trebuge Road
 Lake Travis, California
 949.505.4152

June 12th 2023
 1250-A
 925.262.2700
 hrm@areassociates.com

STATE OF CALIFORNIA
 REGISTERED ARCHITECT

DATE: 06/28/23
 SCALE: AS SHOWN
 DRAWN BY: [REDACTED]

SITE PLAN
EIGHT MILE ROAD RV AND SELF STORAGE
 4799 EAST EIGHT MILE ROAD, STOCKTON, CALIFORNIA

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