



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
 Staff Review with Notice**

Project Planner: Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: narroyo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300024 (A)**

PROPERTY OWNER: Pape Properties, Inc.
 355 Goodpasture Island Rd., Ste 300
 Eugene, OR 97401

APPLICANT: Michael M. Pati
 355 Goodpasture Island Rd., Ste 300
 Eugene, OR 97401

PROJECT DESCRIPTION: An Administrative Use Permit application for a tractor trailer and heavy equipment dealership facility including equipment sales and repair. The project includes the construction of a 76,404-square-foot sales, rental, service, and warehouse building, a 25,275-square-foot sales, rental, service, and warehouse building, a 27,301-square-foot repair shop, and a 3,967-square-foot wash and storage building. The project site will be served by Cal Water for water, on-site septic system for wastewater disposal, and an on-site stormwater pond.

The Property is zoned C-G (General Commercial) and the General Plan designation is C/G (General Commercial).

PROJECT LOCATION: The project site is on the southwest corner of S. French Camp Rd. and W. Yettner Rd., French Camp. (APN/Address: 193-060-11, -35 / 6001 S. French Camp Rd., 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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than April 17, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: March 20, 2024

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