



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-2200207 (A)**

PROPERTY OWNER: Golden Prime Investments, LLC
2712 Doyle Ct.
Tracy, CA 95377

APPLICANT: Golden Prime Investments, LLC
2712 Doyle Ct.
Tracy, CA 95377

PROJECT DESCRIPTION: An Administrative Use Permit application for a truck parking facility to be constructed in 2 phases over 5 years. Phase 1, with building permits issued within 3 years, includes the development of a truck parking facility with a maximum of 61 truck parking spaces, 66 trailer parking spaces, and the parking for 13 passenger cars. Phase 1 is unmanned. Phase 2, with building permits issued within 5 years, includes the construction of an 11,500 square foot office building. Phase 2 is manned, and includes the development of the on-site well, and septic services. The parcel 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).

PROJECT LOCATION: The project site is on the east side of S. State Route 99 E. Frontage Rd., 4,650 feet north of E. Arch Rd., Stockton. (APN/Address: 179-172-55, -54 / 4206 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 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:

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