



## **APPLICATION REFERRAL: Public Hearing**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2300247 (VR)**

**PROPERTY OWNER:** Delta Bass LLC  
1502 St. Marks Plaza, Ste. 1  
Stockton, CA 95207

**APPLICANT:** SJC Public Works  
1810 E. Hazleton Ave.  
Stockton, CA 95205

**PROJECT DESCRIPTION:** A Flood Variance application to reduce the elevation requirements of County Code of Ordinance Title 9, Division 16, Section 9-703.130(c) to authorize an existing boat storage building at an existing boat storage facility to have its lowest floor elevation 5.17 feet below the base flood elevation. The building, constructed in 2006, has incorporated wet floodproofing techniques which were approved by the San Joaquin County Department of Public Works Floodplain Administrator. This Flood Variance application for the existing building is proposed to resolve a violation as reported by FEMA. The granting of the Flood Variance, in addition to the wet floodproofing, will allow for resolution of this violation.

The Property is zoned AG-80 (General Agriculture, 80-acre minimum) and the General Plan designation is OS/RC (Resource Conservation).

**PROJECT LOCATION:** The project site is located east of Whiskey Slough Rd., 2,400 feet west of Holt Road, Stockton. (APN/Address: 131-080-16 / 3401 S. Whiskey Slough Rd., Stockton) (Supervisory District: 3)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://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 7, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

**NOTE TO SURROUNDING PROPERTY OWNERS:** This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



**AGENCY REFERRALS MAILED ON:** July 10, 2024

**TO:**

SJC Supervisor: District 3	CA Dept. of Forestry	US Fish & Wildlife
SJC Agricultural Commissioner	Central Valley Flood Protection Board	US Army Corps
SJC Assessor	Delta Stewardship Council	Delta Keeper
SJC Building Division / Plan Check	CA Dept. of Boating and Water	Farm Bureau
SJC Environmental Health	CA Fish & Wildlife Region: 3	Buena Vista Rancheria
SJC Fire Prevention Bureau	CA Native American Heritage Commission	California Tribal TANF Partnership
SJC Mosquito Abatement	CA State Lands Commission	California Valley Miwok Tribe
SJC Public Works	PG&E	North Valley Yokuts Tribe
SJC Sheriff Communications Director	Burlington Northern Santa Fe Railway	United Auburn Indian Community
Tracy Unified School District	684 Lower Roberts Island Reclamation District	Haley Flying Service
Air Pollution Control District	SJC Resource Conservation	Precissi Flying Service
Delta Commission	Federal Emergency Management Agency	Sierra Club
San Joaquin Council of Governments		