



**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-2300283 (A)**

<b>PROPERTY OWNER:</b>	WTPE Real Estate Holdings, LLC c/o Jerry Patton 6070 Poplar Ave., Suite 750 Memphis, TN 38119	<b>APPLICANT:</b>	MCR Engineering c/o Kevin Lang 1242 Dupont Ct. Manteca, CA 95336
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**PROJECT DESCRIPTION:** This project is an Administrative Use Permit application to convert and expand an existing truck maintenance facility into a truck sales facility with accessory maintenance and repairs. The project includes the demolition of an existing 13,774 square foot repair and maintenance building and construction of a new 32,000 square foot building that will contain a sales office, maintenance, and repair facilities. The project also includes an outdoor parking area for 180 parking spaces to be used as temporary storage of inventory trucks for sale, lease, repair, and maintenance. (Use Type: Truck Services- Sales and Rentals)

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial)

**PROJECT LOCATION:** The project site is located on the west side of North State Route 99 West Frontage Road, approximately 600 feet south of Munford Avenue in a county pocket, with City of Stockton property to the north, west, and south of the project site. (APN/Address: 179-090-03 / 3333 S. State Route 99 W. 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](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 November 12, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** October 15, 2024

**TO:**

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