



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

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Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Staff Review with Notice**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100027 (SA)**

PROPERTY OWNER: Maher El Louhaiby
 302 W. Benjamin Holt Dr. Apt 86
 Stockton, CA 95207

APPLICANT: Maher El Louhaiby
 302 W. Benjamin Holt Dr. Apt 86
 Stockton, CA 95207

PROJECT DESCRIPTION: A Site Approval application for leisure vehicle storage to include a maximum of 13 spaces for recreational vehicles (RVs), boats, and motor homes on a 0.66-acre parcel. The project includes the construction of a 216-square-foot office, a 260-square-foot, 2-story caretaker residence, a 96-square-foot storage shed, a 144-square-foot RV shade structure, and a trash enclosure. The storage facility will utilize an onsite well and septic system. A retention pond will be constructed for storm water drainage. The site is accessed from 1 driveway from the State Route 99 E. Frontage Road.

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

PROJECT LOCATION: The project site is located on the east side of N. State Route 99 E. Frontage Rd., 600 feet south of E. Balsam Rd., Stockton. (APN/Address: 086-070-36 / 10150 N. State Route E. Frontage 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 November 10, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: October 13, 2023

- TO:**
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| SJC Supervisor: District 4 | San Joaquin Council of Governments | Building Industry Association |
| SJC Building Division / Plan Check | Caltrans – District 10 | Carpenters Union |
| SJC Environmental Health | CA Highway Patrol | Buena Vista Rancheria |
| SJC Fire Prevention Bureau | CA Regional Water Quality Control Board | California Tribal TANF Partnership |
| SJC Mosquito Abatement | Central Valley Flood Protection Board | California Valley Miwok Tribe |
| SJC Public Works | CA Fish & Wildlife Region: 2 | North Valley Yokuts Tribe |
| SJC Sheriff Communications Director | CA Native American Heritage Commission | United Auburn Indian Community |
| City of Stockton | Stockton East Water District | Morada Municipal Advisory Council |
| Lodi Unified School District | PG&E | Haley Flying Service |
| Waterloo Morada Fire District | Federal Emergency Management Agency | Precissi Flying Service |
| Air Pollution Control District | US Army Corps | Sierra Club |

