



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
 Staff Review with Notice**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200274 (SA)**

PROPERTY OWNER: Frank Spingolo Warehouse Company **APPLICANT:** Mike Smith Engineering
 1011 N. Broadway St. PO Box 611
 Stockton CA 95205 Lodi, CA 95241

PROJECT DESCRIPTION: A Site Approval application to construct three buildings totaling 35,100 square feet of floor area and establish a truck parking facility for 151 trucks and 151 trailers in 2 phases over 5 years. Phase 1 includes paving and striping for 151 parking stalls that will each accommodate both a truck and a trailer. Phase 2 includes the construction of (3) 11,700 square foot buildings for the following potential uses: ag warehousing, administration offices, auto repair, construction services, industrial limited manufacturing, farm equipment sales and repair, and truck sales and services. The project proposes access from North Broadway Avenue. (Use Types: Truck Services-Parking, Repairs, Sales and Rentals; Industry-Limited; Construction Services-General and Heavy Infrastructure; Auto Repair Limited and Major; Agricultural Warehousing; and Equipment Sales, Repair, and Storage, Farm Machinery Sales and Repair).

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 west side of N. Broadway Ave., 385 feet north of E. Fremont St., Stockton. (APN/Address: 143-220-01 / 878 N. Golden Gate Ave., 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 May 21, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: April 23, 2025

- TO:**
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| SJC Supervisor: District 1 | Air Pollution Control District | PG&E |
| SJC Assessor | San Joaquin Council of Governments | California Tribal TANF Partnership |
| SJC Building Division / Plan Check | Caltrans – District 10 | California Valley Miwok Tribe |
| SJC Environmental Health | CA Highway Patrol | United Auburn Indian Community |
| SJC Fire Prevention Bureau | CA Dept. of Motor Vehicles | Buena Vista Rancheria |
| SJC Mosquito Abatement | CA Fish & Wildlife Region: 2 | US Fish & Wildlife |
| SJC Public Works | Stockton East Water District | Carpenters Union |
| SJC Sheriff Communications Director | Federal Emergency Management Agency | Haley Flying Service |
| Stockton Unified School District | PVT CAL Water Service | North Valley Yokuts Tribe |
| Eastside Fire District | CA Native American Heritage Commission | Precissi Flying Service |
| Sierra Club | | |