



**APPLICATION REFERRAL:
Public Hearing**

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-1900286 (SA)
PA-2000077 (SP)**

PROPERTY OWNER: LBJ2 LLC
3439 Brookside Road, Suite 104
Stockton, CA 95219-1754

APPLICANT: Xtra Lease LLC
c/o John Mueller
7911 Forsyth Boulevard, Suite 600
St. Louis, MO 63105

PROJECT DESCRIPTION: A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove from the road plan a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

This Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539-square-foot building; 3,421 square-feet of the building will be for office operations and 5,118 square-feet will be for trailer maintenance. Only fleet semi-trailers will be maintained at the facility. The parcel is served by public services for water, sewer, and storm drainage. Access is proposed at the south end of the parcel, off of Wilcox Road and Waterloo Road. The site for the proposed project is currently bisected lengthwise on the road plan for the planned, undeveloped section of Wilcox Road addressed in the Specific Plan application. (Use Type: Truck Sales & Services-Sales).

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

PROJECT LOCATION: The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton. (APN/Address: 087-100-72/4124 East Cherokee Road, 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 these projects must be submitted to the Community Development Department no later than August 20, 2020. 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: These projects 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 these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: July 14, 2020

TO:

SJC Board of Supervisors	San Joaquin Council of Governments	SJC Resource Conservation
SJC Building Division / Plan Check	Caltrans – District 10	Federal Emergency Management Agency
SJC Environmental Health	CA Highway Patrol	US Fish & Wildlife
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Mosquito Abatement	Central Valley Flood Protection Board	California Tribal TANF Partnership
SJC Public Works	CA Dept. of Motor Vehicles	California Valley Miwok Tribe
SJC Sheriff Communications Director	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
City of Stockton	CA Native American Heritage Commission	United Auburn Indian Community
Linden Unified School District	Stockton East Water District	Haley Flying Service
Waterloo / Morada Fire District	PG&E, AT&T	Precissi Flying Service
Air Pollution Control District	County Service Area 15	Sierra Club
Local Agency Formation Commission		