



APPLICATION REFERRAL: Public Hearing

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-2300250 (C)**

PROPERTY OWNER: Parminder Kaur
8858 Latigo Ct.
Roseville, CA 95747

APPLICANT: Parminder Kaur
c/o CSHQA
8858 Latigo Ct.
Roseville, CA 95747

PROJECT DESCRIPTION: A Conditional Use Permit application to develop a combination convenience store, fuel station, restaurant, and carwash facility in 2 phases over 5 years. Phase 1 consists of a 2,695 square foot convenience store (a portion of which will be from converted space from an existing restaurant that will continue to operate) with off-site alcoholic beverage sales, a 1,141 square foot tunnel carwash with 4 vacuum stations, a 3,850 square foot fuel canopy with 6 multiple fuel dispensers, and a propane tank filling station. Phase 2 consists of a 1,991 square foot fast food restaurant with drive thru. The parcel is located in the urban community of Lockeford, CA, and in the Lockeford Community Service Area (CSD). The CSD will provide water and sewer service to the parcel. A storm water retention pond will be utilized for storm water drainage. The project will have an access driveway from N. State Route 88. (Use Types: Fuel Sales – Automotive; Eating and Drinking Establishment – Restaurant, Limited Service; Retail Sales and Services – Convenience; Automotive Sales and Services – Washing/Detailing.)

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 88, 0.5 miles north of E. Brandt Road, Lockeford, CA. (APN/Address: 051-310-01 / 18700 N. State Route 88, Lockeford) (Supervisory District: 4)

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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than January 2, 2025. 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: December 5, 2024

TO:

SJC Supervisor: District 4	San Joaquin Council of Governments	Carpenters Union
SJC Assessor	Caltrans – District 10	Buena Vista Rancheria
SJC Building Division / Plan Check	CA Fish & Wildlife Region: 2	California Tribal TANF Partnership
SJC Environmental Health	CA Native American Heritage Commission	California Valley Miwok Tribe
SJC Fire Prevention Bureau	North SJ Water Conservation District	North Valley Yokuts Tribe
SJC Mosquito Abatement	PG&E	United Auburn Indian Community
SJC Public Works	Lockeford Community Services District	Lockeford Municipal Advisory Council
SJC Sheriff Communications Director	Federal Emergency Management Agency	Haley Flying Service
Lodi Unified School District	US Fish & Wildlife	Precissi Flying Service
Mokelumne Fire District	Building Industry Association	Sierra Club
Air Pollution Control District	Builders Exchange	