



APPLICATION REFERRAL:

Staff Review with Notice

Project Planner: Makayla Miller Phone: (209) 468-3186 Fax: (209) 468-3163 Email: memiller@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400232 (A)**

PROPERTY OWNER: Klair Gurmukh & Phagura Gurpreet
18087 S. Macarthur Dr.
Tracy, CA 95304

APPLICANT: Nicki Phagura
18087 S. Macarthur Dr.
Tracy, CA 95304

PROJECT DESCRIPTION: An Administrative Use Permit application for an owner-operator truck parking as an accessory use to permit for the parking of one truck and two trailers. The project site has direct access from the west side of S. McArthur Road. This property is not under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is On the westside of S. McArthur Drive, 100 feet south of Delta Ave. Tracy. (APN/Address: 213-020-35 / 18087 S. Macarthur Rd., Tracy) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15304, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than October 29, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis.

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 will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: October 1, 2024

TO:

SJC Supervisor: District 5

SJC Assessor

SJC Building Division / Plan Check

SJC Environmental Health

SJC Fire Prevention Bureau

SJC Mosquito Abatement

SJC Public Works

SJC Sheriff Communications Director

Delta Stewardship Council

CA Fish & Wildlife Region: 3

CA Native American Heritage Commission

US Fish & Wildlife

Air Pollution Control District

San Joaquin Council of Governments

Naglee-Burk Irrigation District

PG&E

SJC Resource Conservation

Tracy Rural Fire District

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW
KLAIR GURMUKH & PHAGURA GURPREET / NICKI PHAGURA
PA-2400232 (A)**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

Gerardo Altamirano states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on October 1, 2024, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9-215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is October 1, 2024, in Stockton, California.

(S)_____