



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

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## APPLICATION REFERRAL: Staff Review with Notice

Project Planner: Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500214 (A)**

**PROPERTY OWNER:** Stagecoach 88, LLC  
1620 Edgewood Drive  
Lodi, CA 95240

**APPLICANT:** Michael Smith Engineering  
P.O. Box 611  
Lodi, CA 95241

**PROJECT DESCRIPTION:** A Administrative Use Permit application to establish a recreational vehicle sales and repair facility on 2 legal lots, utilizing an existing 11,883 square foot building for a sales office. The facility proposes operating 7 days a week from 8:00 a.m. to 5:00 p.m., with 8 employees. Thirty customers per day are anticipated. Access is from Locke Road. Public water, sewer are provided through the Lockeford CSD. Storm water drainage may be provided through Lockeford CSD. This parcel is not under Williamson Act contract.

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

**PROJECT LOCATION:** The project site is on the south side of Locke Road, 150 feet east of E. Main Street, Lockeford. (APN/Address: 019-020-03, -02 / 13244 E Locke Rd, Lockeford) (Supervisorial District: 4)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, 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 (Phone: [209] 468-8477 or via email at hennakhan@sjgov.org) no later than April 8, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** March 11, 2026

- TO:**
- |  |  |                              |
|--|--|------------------------------|
| SJC Supervisor: District 4                 | Lockeford Municipal Advisory Council   | Mokelumne Fire District      |
| SJC Building Division / Plan Check         | CA Dept. of Motor Vehicles             | Lodi Unified School District |
| SJC Environmental Health                   | CA Fish & Wildlife Region: 2           | PG&E                         |
| SJC Fire Prevention Bureau                 | San Joaquin Council of Governments     | Lockeford CSD                |
| SJC Sheriff Communications Director        | Air Pollution Control District         | NSJWCD                       |
| SJC Public Works                           | CA Native American Heritage Commission | FEMA Zone 9                  |
| SJC Assessor                               | Airport Land Use Commission            | Sierra Club                  |
| SJC Mosquito Abatement                     | California Tribal TANF Partnership     | US Fish & Wildlife           |
| SJC Code Enforcement                       | California Valley Miwok Tribe          | North Valley Yokuts Tribe    |
| CA Business, Consumer Services and Housing | CA Housing and Community Development   | CA Dept. of Transportation   |
| United Auburn Indian Community             | Buena Vista Rancheria                  |                              |