



**APPLICATION REFERRAL:
Public Hearing**

Project Planner: Frank Girardi Phone: (209) 468-8469 FAX: (209) 468-3163 Email: fgirardi@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER:** **PA-2000063 (MP)**
PA-2000064 (SP)
PA-2000065 (SA)

PROPERTY OWNER: Rankins AG, Inc.
17400 West Bethany Road
Tracy, CA 95391

APPLICANT: Pinnacle Ridge, LLC
21315 San Jose Road
Tracy, CA 95304

PROJECT DESCRIPTION: This project consists of three (3) applications a Master Plan Amendment, a Specific Plan I Amendment, and a Site Approval in the Specific Plan I planning area of Mountain House (Old River Park South Expansion Area). The Master Plan Amendment PA-2000063 (MP) consists of a revision to Section 3.7 (o) - Industrial and Office Use Policies of the Master Plan. The Specific Plan Amendment PA-2000064 (SP) would revise Figure 4.1 (Specific Plan I Expansion and Focus Areas) and Figure 4.13 (Old River Industrial Park Illustrative Concept Plan). The underlying project is for a Site Approval Application PA-2000065 (SA) to convert an existing Farm Service Headquarters facility to a Construction Services - Heavy Operation. The project proposes the utilization of an existing 5,800 square foot building. The project also includes the construction of a 12,000 square foot office and warehouse building and will include fifty (50) parking stalls for thirty-five (35) employees and five (5) customers per shift 7:00 a.m. to 5:00 p.m. Monday through Friday. The project is located in the Specific Plan I planning area of Mountain House (Old River Park South Expansion Area).

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is I/G (General Industrial).

PROJECT LOCATION: The project site is located at the northwest corner of Central Parkway and Mustang Way, Mountain House. (APN/Address: 209-150-29/17400 West Bethany Road, Tracy) (Supervisorial District: 5)

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 August 28, 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: 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 projects and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: July 31, 2020

TO:

SJC Supervisor: District 5	Caltrans – District 10	Federal Aviation Administration
SJC Building Division / Plan Check	CA Dept. of Forestry	US Fish & Wildlife
SJC County Counsel	CA Regional Water Quality Control Board	Soil Conservation
SJC Environmental Health	Central Valley Flood Protection Board	US Army Corps
SJC Fire Prevention Bureau	Delta Stewardship Council	Airport Service: Stockton
SJC Mosquito Abatement	CA Dept. of Water Resources	Airport Land Use Commission
SJC Parks and Recreation	CA Division of Aeronautics	Building Industry Association
SJC Public Works	CA Energy Commission	Builders Exchange
SJC Sheriff Communications Director	CA Fish & Wildlife Region: 3	Carpenters Union
SJC Surveyor	CA Native American Heritage Commission	Chevron
Lammersville Unified School District	CA State Lands Commission	Delta Keeper
Tracy Rural Fire District	CA State Reclamation Board	Farm Bureau
Air Pollution Control District	PG&E, AT&T	Haley Flying Service
Alameda County	Railroad: Union Pacific	North Valley Yokuts Tribe
Contra Costa County	Reclamation District #: 773 Fabian Tract	United Auburn Indian Community
Delta Commission	Mountain House Community Services District	Precissi Flying Service
San Joaquin Council of Governments	Federal Emergency Management Agency	Sierra Club
Buena Vista Rancheria		