



**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 NUMBER:** **PA-1800112 (GP)**
PA-1800156 (ZR)
PA-1800300 (UP)

PROPERTY OWNER: Global Carrier, Inc.
1112 N. Main St.
PMB 387
Manteca, CA 95336-3208

APPLICANT: Same.

PROJECT DESCRIPTION: General Plan Map Amendment application to amend the land use designation of a 10.0-acre parcel from General Agriculture (A/G) to Truck Terminal (I/T); a Zoning Reclassification application to rezone the same parcel from General Agriculture, 40-acre minimum, (AG-40) to Truck Terminal (I-T); and a Use Permit application for the underlying project to establish a truck terminal on the same parcel to include the construction of a 4,800-square-foot shop; a 4,800-square-foot transfer dock; a 3,500-square-foot office; and 142 truck/trailer parking spaces to lease. (Use Type: Truck Sales and Services -Terminals) The project proposes utilizing an onsite well and an onsite wastewater treatment system, and a retention pond for storm water. The project proposes 1 access driveway off of E. State Route 120.

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 located on the south side of State Route 120, 0.9 miles east of State Route 99, opposite the southern terminus of Ideal Pkwy., Manteca. (APN/Address: 228-030-28/11150 E. State Route 120, Manteca) (Supervisory District: 3)

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 September 21, 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: August 24, 2020

TO:

SJC Board of Supervisors	Air Pollution Control District	Manteca Water & Sewer Services
SJC Agricultural Commissioner	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Assessor	Caltrans – District 10	California Tribal TANF Partnership
SJC Building Division / Plan Check	CA Highway Patrol	California Valley Miwok Tribe
SJC Environmental Health	CA Regional Water Quality Control Board	North Valley Yokuts Tribe
SJC Fire Prevention Bureau	CA Dept. of Motor Vehicles	United Auburn Indian Community
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	Builders Exchange
SJC Public Works	CA Native American Heritage Commission	Carpenters Union
SJC Sheriff Communications Director	South San Joaquin Irrigation District	Haley Flying Service
City of Manteca	PG&E, Frontier Telephone	Precissi Flying Service
Manteca Unified School District	Federal Emergency Management Agency	Sierra Club
Lathrop – Manteca Fire District		