



**APPLICATION REFERRAL:  
Public Hearing**

Project Planner: Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000107 (ZR) and PA-2000109 (MS)**

**PROPERTY OWNER:** Eugene T. Stoddart  
14953 East Tokay Colony Road  
Lodi, CA 95240-9658

**APPLICANT:** Dillon & Murphy  
c/o Joe Murphy  
847 North Cluff Avenue  
Lodi, CA 95241

**PROJECT DESCRIPTION:** This project consists of two (2) applications being processed concurrently, One is a Zone Reclassification to rezone a ten (10) acre parcel from AG-40 (General Agriculture, 40 acre minimum) to AL-5 (Limited Agriculture, 5 acre minimum) and a Minor Subdivision to subdivide the same ten (10) acre parcel into two (2) five (5) acre parcels. The resulting five (5) acre parcels will utilize on-site wells and wastewater systems, and natural storm drainage. Access to Parcel 1 is from E. Tokay Colony Road. Access to Parcel 2 is from E. Tokay Colony Road and across the southern portion of Parcel 1 via a proposed 25 foot access easement. This parcel is under a Williamson Act contract. A Notice of Nonrenewal for the contract has been filed concurrently with these applications and the applicant will enter into a Joint Management Agreement with the County.

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

**PROJECT LOCATION:** The project site is on the north side of E. Tokay Colony Road, 2,290 feet west of N. Tully Road, Lodi. (APN/Address: 065-080-02/14953 E. Tokay Colony Road, Lodi) (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](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than December 10, 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:** November 12, 2020

**TO:**

SJC Supervisor: District 4	Air Pollution Control District	US Fish & Wildlife
SJC Agricultural Commissioner	San Joaquin Council of Governments	Farm Bureau
SJC Building Division / Plan Check	Caltrans – District 10	Buena Vista Rancheria
SJC Environmental Health	CA Regional Water Quality Control Board	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Dept. of Conservation	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	Haley Flying Service
SJC Parks and Recreation	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Public Works	North San Joaquin Water Cons. District	United Auburn Indian Community
SJC Sheriff Communications Director	PG&E, AT&T	Precissi Flying Service
Linden-Peters Rural Fire District	Federal Emergency Management Agency	Sierra Club
Lodi Unified School District		