



**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-1800206**

PROPERTY OWNER: Alice L. Kidd Trust et al.
856 North Sacramento Street, Suite C
Lodi, CA 95240-1252

APPLICANT: Mark Kidd
856 North Sacramento Street, Suite C
Lodi, CA 95240-1252

PROJECT DESCRIPTION: A Use Permit application for a 22,340-square-foot commercial stable on a 30.41-acre parcel in the AG-40 zone (General Agriculture, 40-acre minimum). The project will include a maximum of ninety (90) horses and the utilization of 22,200 square feet of existing structures and a proposed 140-square-foot restroom. The commercial stable will operate seven (7) days per week from 7 A.M. to 9 P.M. with three (3) employees and an average of eighteen (18) customers per day. This project also includes equine-related ancillary activities hosted by the facility which include, but are not limited to, clinics, customer appreciation events, and dressage shows with an average of seventy (70) participants. Events involving overnight accommodations shall not be a part of this Use Permit application and will be processed separately under a Special Event application. The site will utilize an on-site private well, septic system, and stormwater drainage. Access to the parcel will be off of E. Lucas Road. This parcel 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) and OS/RC (Resource Conservation).

PROJECT LOCATION: The project site is located on the south side of Lucas Rd., 1800 feet east of Davis Rd., northeast of Lodi. (APN/Address: 015-040-67/706 W. Lucas Rd., Lodi) (Supervisorial District: 4)

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 March 2, 2021. 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 project and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: February 2, 2021

TO:

SJC Supervisor: District 4	Air Pollution Control District	US Fish & Wildlife
SJC Agricultural Commissioner	San Joaquin Council of Governments	US Army Corps
SJC Animal Control	Caltrans – District 10	Building Industry Association
SJC Assessor	CA Highway Patrol	Builders Exchange
SJC Building Division	CA Regional Water Quality Control Board	California Tribal TANF Partnership
SJC Code Enforcement	Central Valley Flood Protection Board	California Valley Miwok Tribe
SJC Environmental Health	CA Fish & Wildlife Region: 2	Carpenters Union
SJC Fire Prevention Bureau	CA Food & Agriculture	Farm Bureau
SJC General Services	CA Native American Heritage Commission	Haley Flying Service
SJC Mosquito Abatement	Woodbridge Irrigation District	North Valley Yokuts Tribe
SJC Public Works	PG&E	United Auburn Indian Community
SJC Sheriff Communications Director	AT&T	Precissi Flying Service
SJC Surveyor	Federal Emergency Management Agency	Sierra Club
Lodi Unified School District	Lodi District Grape Growers Association	Buena Vista Rancheria
Woodbridge Fire District		