



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100295 (UP)
PA-2200090 (GP)**

PROPERTY OWNER: River Maid Land Company
PO Box 248
Walnut Grove, CA 95690

APPLICANT: Mike Smith Engineering, Inc.
PO Box 611
Lodi, CA 95241

PROJECT DESCRIPTION: This project consists of 2 applications: General Plan Map Amendment No. PA-2200090 to change the land use designation of a 17.3-acre parcel from I/T (Truck Terminal) to A/G (General Agriculture).

Use Permit No. PA-2100295 for the expansion of an existing agricultural processing facility by constructing a 96,959-square-foot, two-story agricultural processing building. The first floor includes 80,000 square-feet for agricultural processing, packing, storage, and distribution with a 12,400-square-foot roof overhang. The second floor includes 4,559 square-feet of storage space. 8 acres of the project site will be used as a wastewater pond under permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) for the adjacent fruit processing facility. The project will utilize an on-site septic system, well, and storm pond. 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 I/T (Truck Terminals).

PROJECT LOCATION: The project site is located on the south side of E. State Route 12, one mile east of State Route 99, Lodi. (APN/Address: 049-120-04 / 6550 E. State Route 12, 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 these projects must be submitted to the Community Development Department no later than December 13, 2022. 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 22, 2022

TO:

SJC Board of Supervisors	Air Pollution Control District	Carpenters Union
SJC Agricultural Commissioner	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Assessor	Caltrans – District 10	California Tribal TANF Partnership
SJC Building Division	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 Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Mosquito Abatement	CA Food & Agriculture	Farm Bureau
SJC Public Works	CA Native American Heritage Commission	Haley Flying Service
SJC Sheriff Communications Director	N. San Joaquin Water Conservation District	Precissi Flying Service
City of Lodi	Federal Emergency Management Agency	Sierra Club
Lodi Unified School District	US Fish & Wildlife	PG&E
Mokelumne Fire District		