



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Corinne King, Deputy Director of Planning

Tim Burns, Code Enforcement Chief

Jay Clayton, Senior Building Inspector

APPLICATION REFERRAL: Public Hearing

Re-Referral: Revised Project Description

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 is comprised of 2 components:

General Plan Map Amendment Application No. PA-2200090 proposes to change the land use designation of a 17.3-acre parcel from I/T (Truck Terminal) to A/G (General Agriculture) for consistency with the existing AG-40 zoning and to accommodate the underlying project for an agricultural processing facility.

Conditional Use Permit Application No. PA-2100295 proposes to establish a new stand-alone agricultural processing facility by constructing a 96,959-square-foot 2-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. Eight acres of the project site will be used as a process wastewater pond under permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) for this facility and the adjacent fruit processing facility. The project proposes access from E. Pine Street. The project will utilize a new on-site septic system for wastewater, an existing well for water, and a new on-site retention pond for storm drainage. The project proposes a parking modification for 40 parking spaces. This project 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 north side of E. Pine St., 2,580 feet east of N. Guild Ave., east of Lodi. (APN/Address: 049-120-04 / 6550 E. State Route 12, Lodi) (Supervisory 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 February 28, 2023. 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.

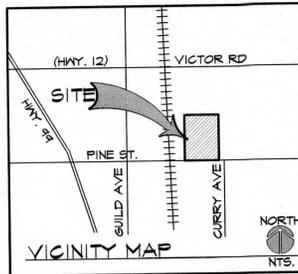
NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: January 31, 2023

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		



REVISED SITE PLAN
 Application # **PA2100295**
 Received By G.S. On 7-29-2022

REVISIONS	BY

PROJECT DATA:

PROJECT OWNER RIVERMAID TRADING CO.
 6011 EAST PINE ST.
 LODI, CA 95240

PROJECT LOCATION 6550 EAST ST. ROUTE 12
 LODI, CA 95242

PROJECT DESCRIPTION PROCESS, STORAGE, &
 DISTRIBUTION OF AGRICULTURAL PRODUCTS

APN 049-120-04

ACRES 16.7

OCCUPANCY B, F2, S2

CONSTRUCTION TYPE IIB

OCCUPANT LOAD 578 OCCUPANTS

FIRE SPRINKLERS YES

AREAS:

FOOT PRINT 80,000 S.F.

WAREHOUSE 33,000 S.F.

PROCESS 20,000 S.F.

DISTRIBUTION 6,666 S.F.

CONDITION STORAGE 14,516 S.F.

OFFICE 242 S.F.

BREAK ROOM 2,815 S.F.

MISC. UTILITY/RESTROOM 2,016 S.F.

ROOF COVER 12,000 S.F.

FUTURE 2nd FLOOR OFFICE 4,559 S.F.

TOTAL AREA **96,559 S.F.**

ALLOWABLE AREA UNLIMITED

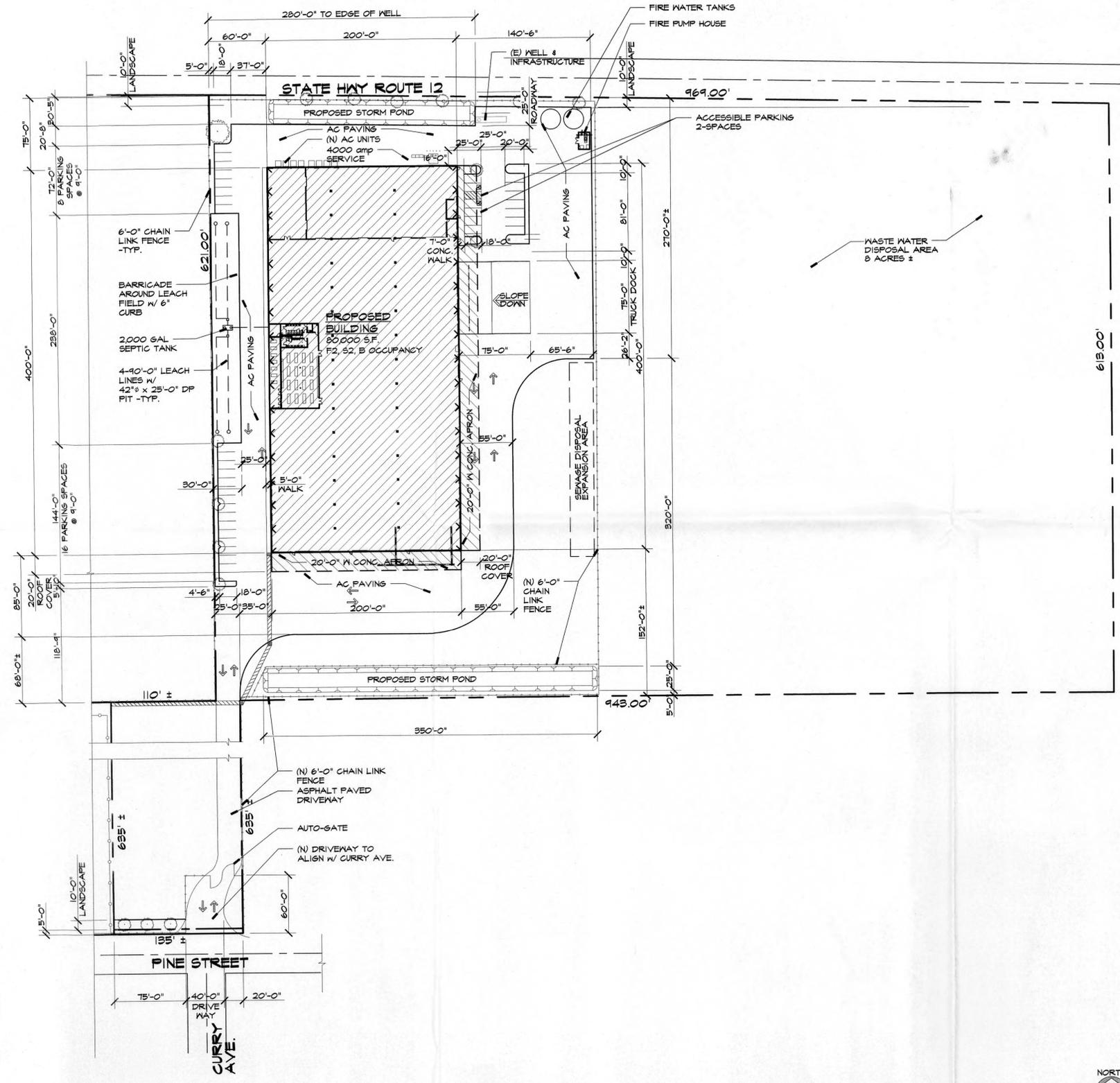
UTILITIES:

WATER ON-SITE WELL

SEWER SEPTIC SYSTEM

STORM DRAIN ON-SITE RETENTION

- CODE COMPLIANCE**
- ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
- 2019 CALIFORNIA BUILDING CODE, (CBC)
 - 2019 CALIFORNIA ELECTRICAL CODE, (CEC)
 - 2019 CALIFORNIA MECHANICAL CODE, (CMC)
 - 2019 CALIFORNIA PLUMBING CODE, (CPC)
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
 - 2019 CALIFORNIA EXISTING BUILDING CODE
 - 2019 CALIFORNIA REFERENCED STANDARDS CODE



SITE PLAN



MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 334-2332

TITLE:
SITE PLAN PROJECT DATA VICINITY MAP

PROJECT:
 AG PROCESSING & STORAGE FACILITY FOR:
RIVERMAID TRADING COMPANY
 PROJECT LOCATION:
 6550 EAST ST. ROUTE 12
 LODI, CA 95240

THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THERE IS A WET SIGNED SIGNATURE UPON STAMP

DRAWN AS
 CHECKED MS
 DATE 7/8/2022
 SCALE AS NOTED
 JOB NO. 22030
 SHEET SITE APPROVAL
 OF SHEETS